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Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

Area Name / Number: Covington / 56

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 1152

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2004 Value	\$64,400	\$162,200	\$226,600	\$243,100	93.2%	9.44%
2005 Value	\$76,500	\$166,100	\$242,600	\$243,100	99.8%	6.72%
Change	+\$12,100	+\$3,900	+\$16,000		+6.6%	-2.72%
% Change	+18.8%	+2.4%	+7.1%		+7.1%	-28.81%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.72% and -28.81% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2004 Value	\$67,500	\$154,800	\$222,300
2005 Value	\$78,100	\$160,800	\$238,900
Percent Change	+15.7%	+3.9%	+7.5%

Number of improved Parcels in the Population: 6006

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

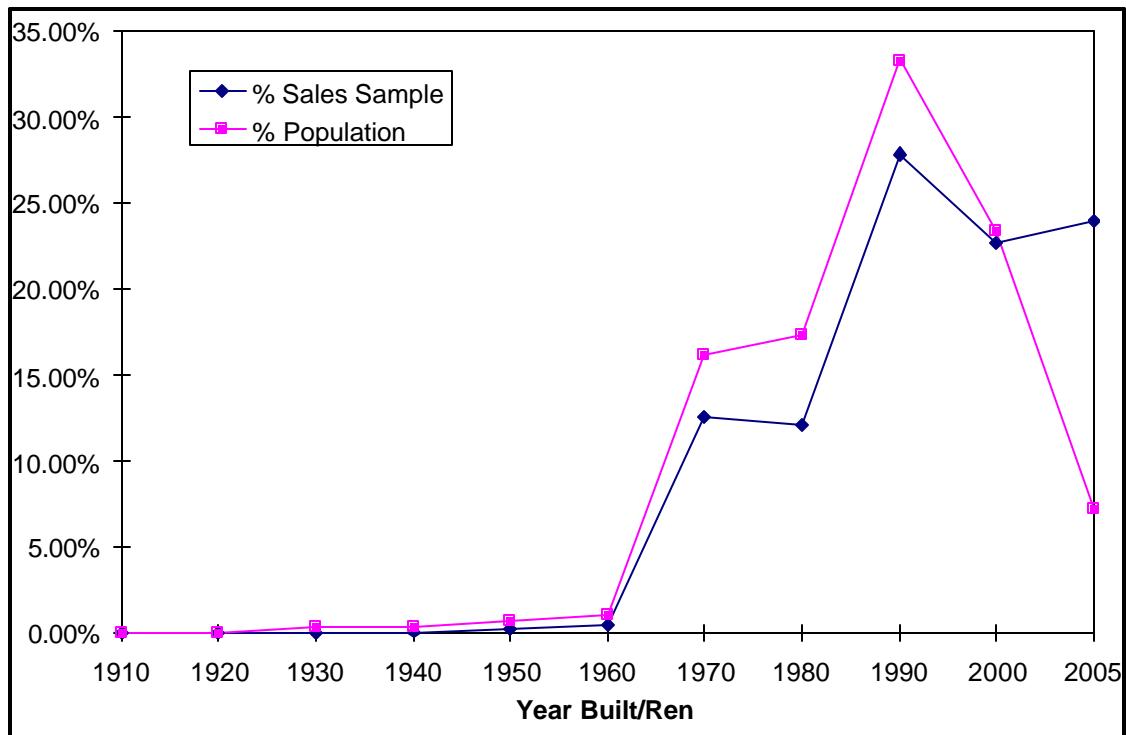
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.09%
1950	3	0.26%
1960	6	0.52%
1970	145	12.59%
1980	139	12.07%
1990	321	27.86%
2000	261	22.66%
2005	276	23.96%
	1152	

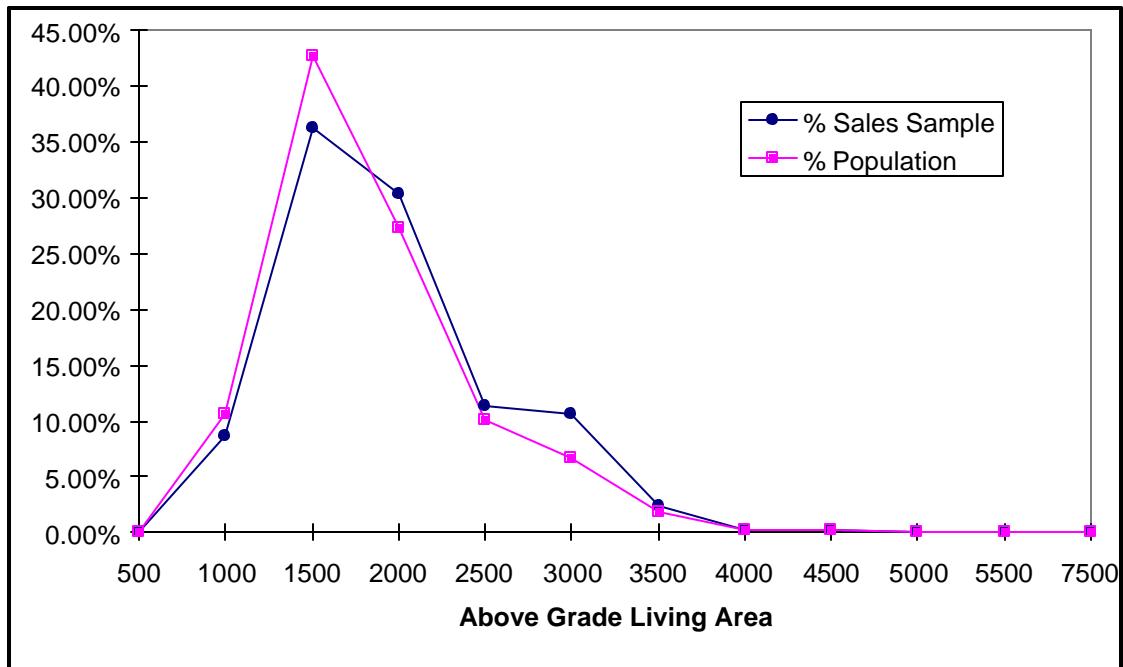
Population		
Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	0	0.00%
1930	19	0.32%
1940	24	0.40%
1950	42	0.70%
1960	65	1.08%
1970	972	16.18%
1980	1042	17.35%
1990	2002	33.33%
2000	1405	23.39%
2005	434	7.23%
	6006	



Sales of new homes built in the last four years are over-represented in this sample, and thus less represented in older homes. This is a common occurrence due to the fact that there is an influx of recent new construction and most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

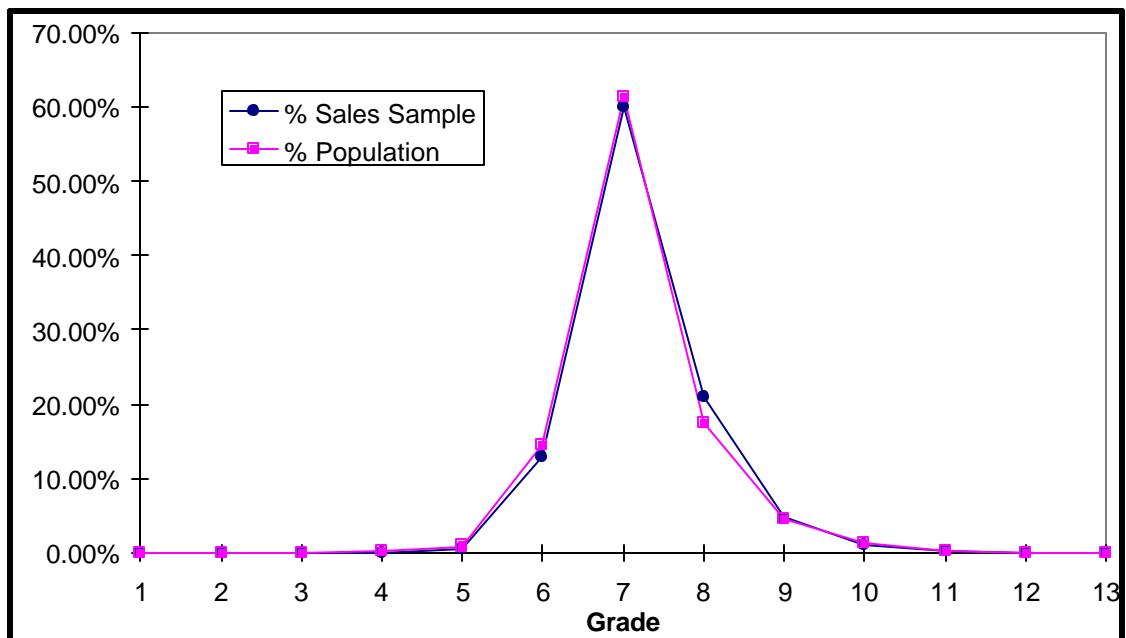
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.07%
1000	99	8.59%	1000	644	10.72%
1500	418	36.28%	1500	2563	42.67%
2000	350	30.38%	2000	1635	27.22%
2500	131	11.37%	2500	606	10.09%
3000	122	10.59%	3000	406	6.76%
3500	27	2.34%	3500	115	1.91%
4000	2	0.17%	4000	17	0.28%
4500	3	0.26%	4500	15	0.25%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	1152			6006	



Due to increased new construction and subsequent sales of these new homes, in an area most represented by older, smaller homes, the sales sample frequency distribution has somewhat greater representation in homes with roughly 3,000 SF. This distribution is to be expected in areas where new construction is on the rise.

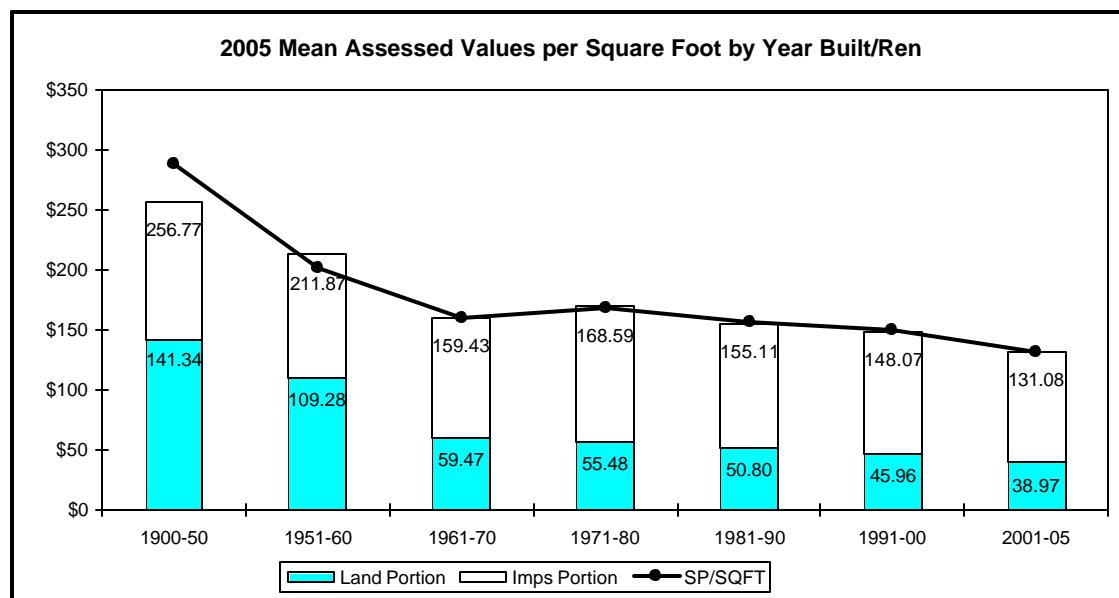
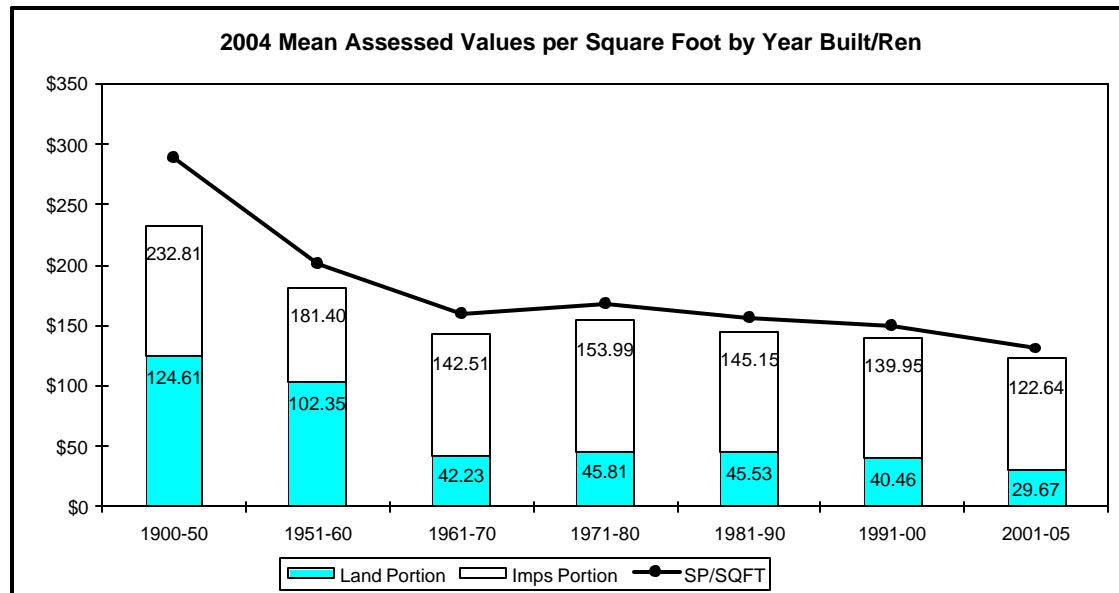
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	11	0.18%
5	4	0.35%	5	51	0.85%
6	148	12.85%	6	862	14.35%
7	692	60.07%	7	3690	61.44%
8	242	21.01%	8	1042	17.35%
9	53	4.60%	9	266	4.43%
10	10	0.87%	10	73	1.22%
11	3	0.26%	11	9	0.15%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
	1152			6006	



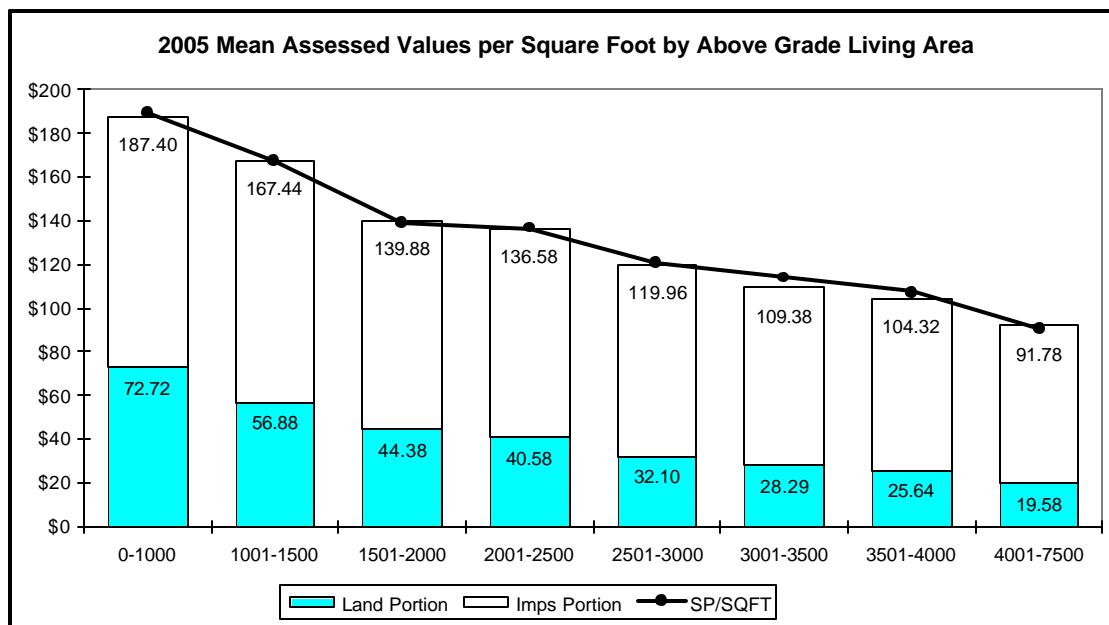
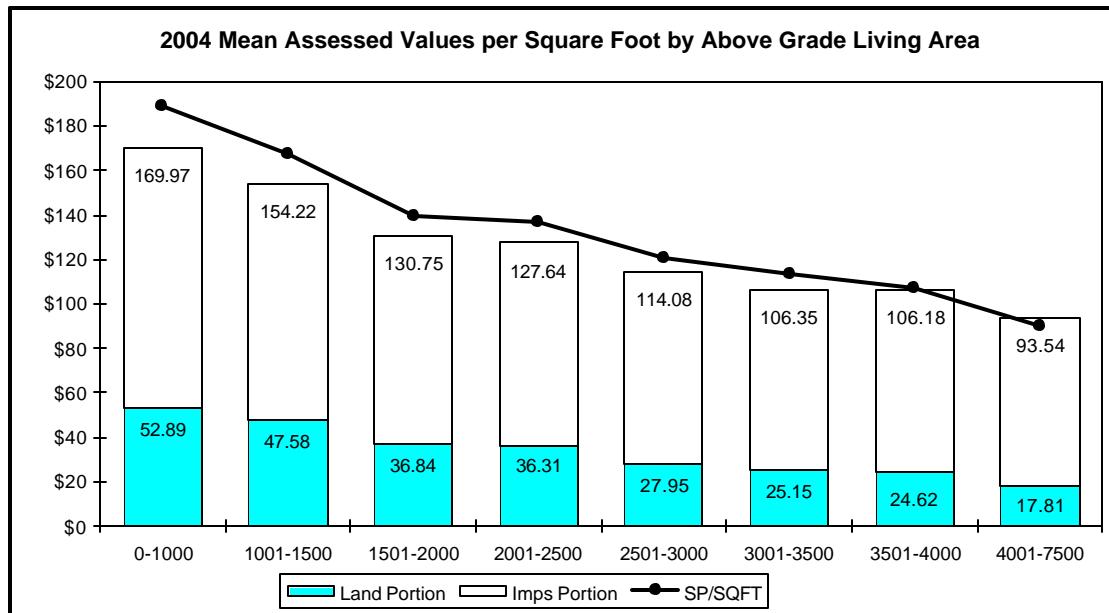
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated



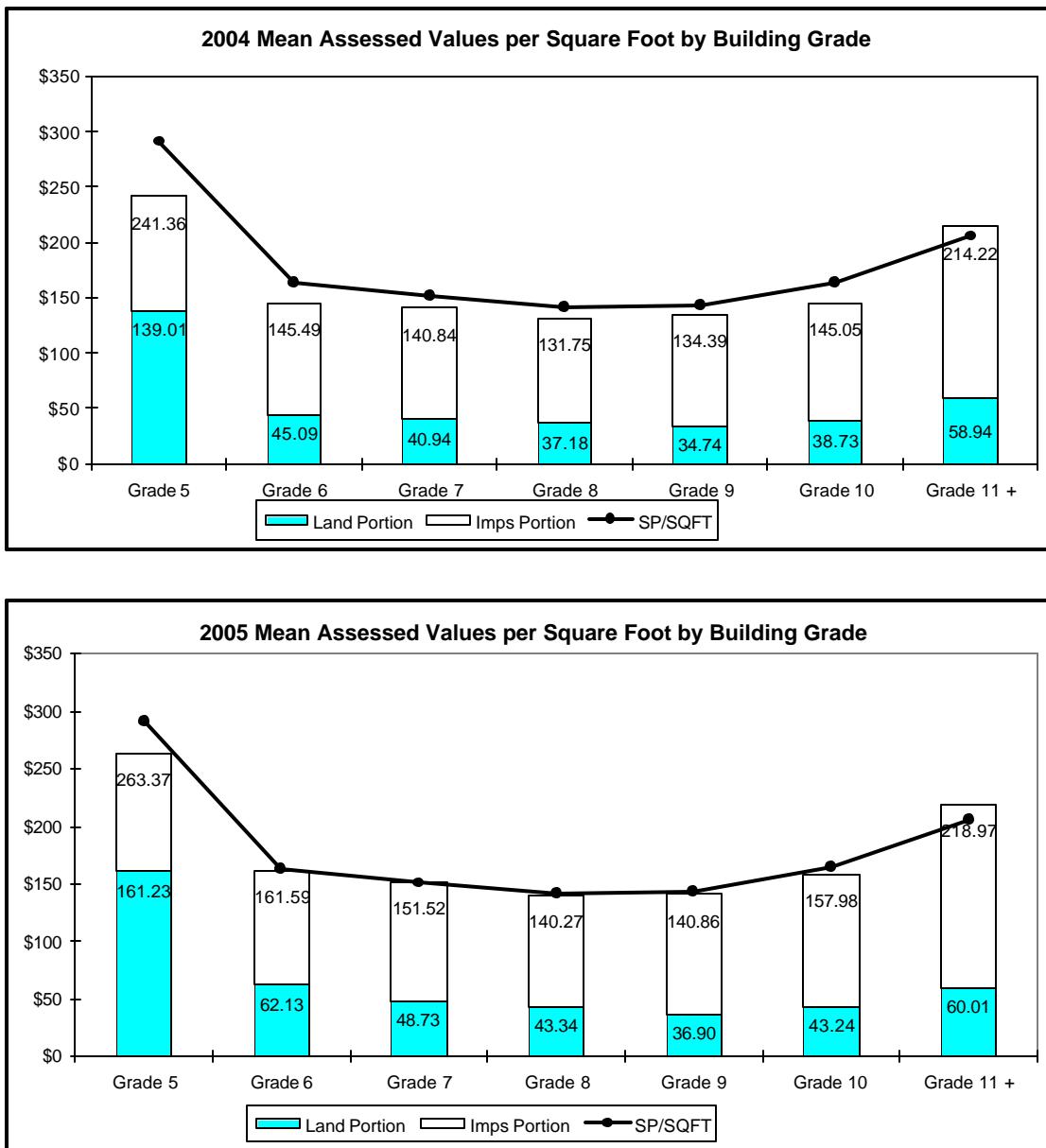
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area



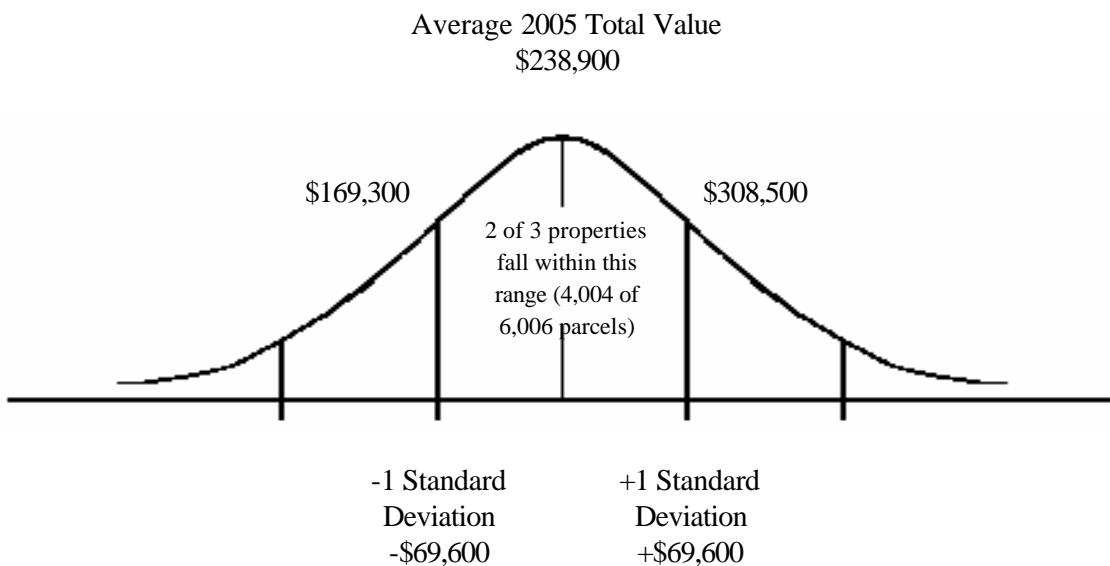
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. Note: there were only 3 sales of grade 11 homes.

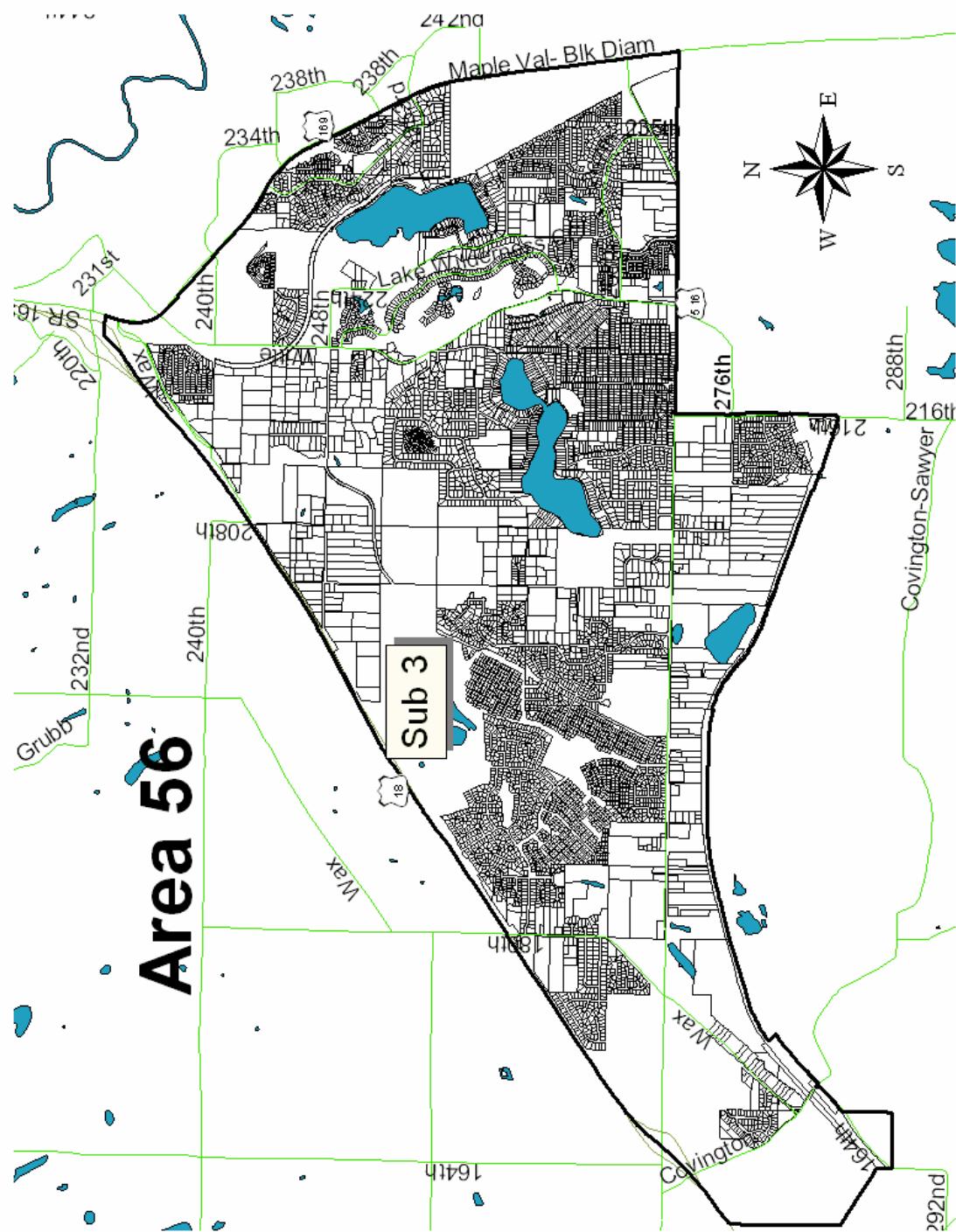
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ✚ Sales from 1/2003 to 1/2005 (at minimum) were considered in all analyses.
- ✚ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ✚ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: 56

Boundaries:

Area 56 has only one sub area, namely sub area 3, which encompasses the entire area of 56. The boundaries of area 56-3 are generally triangular, with the northwest leg being Highway 18 and the northeast leg being Hwy 169 – the Maple Valley Black Diamond Road. The southern boundary runs generally along Hwy 516 – the Kent-Kangley Road with some parcels falling south of that into sections 31, 32 & 36, which are bordered to the south by Burlington Northern railroad tracks.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 56 is located in southeast King County, east of the downtown area of Kent. The three jurisdictions represented in this area are the city of Covington, the city of Maple Valley, and unincorporated King County. New development is taking place within the city limits of both Covington and Maple Valley. Covington is experiencing a mix of commercial and residential development, and Maple Valley's development is primarily residential in nature, with many new plats with new single family residences being constructed.

This area showed an increase of new homes in the 1960's and leveled off in the 1970's. Construction rose again in the 1980's and peaked in the early 1990's, maximizing water and sewer capacities. New construction has again been on the rise since 2000. This area is comprised of predominantly average quality homes and provides affordable housing to first-time home buyers. Shopping amenities and services are located in Covington on Kent Kangley Road at the western portion of this area and there is a shopping center in Maple Valley along the Maple Valley Black Diamond Road at the northeast portion of the area.

There are 3 small lakes in the area: Lake Wilderness, Lake Lucerne and Pipe Lake. Recent availability of sewers to these lakes has opened up the possibility of creating building sites from those which were previously unbuildable, and created the opportunity to subdivide larger lots into multiple building sites. Lake Wilderness Golf Course is also located in the area.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 9.44% to 6.72%.

Scope of Data

Land Value Data:

Vacant sales from 1/2003 to 1/2005 were given primary consideration for valuing land. There were a sufficient number of vacant land sales to utilize the direct sales comparison approach in establishing land values for a majority of the properties. Further consideration of vacant land sales in the surrounding areas of 57, 58 and 60 were utilized for additional market evidence and support in building the land valuation model. All land sales were verified by field review and buyer/seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 7,192 parcels in area 56-3, of which 632 are vacant. Vacant land sales from 1/2003 to 1/2005 in Area 56 were given primary consideration for valuing land. The adjacent areas of 57, 58 & 60 were also investigated for land sales. The more proximate land sales in these areas were utilized to help establish land values for Area 56. Further consideration was given to multi-parcel land sales from Area 56 to provide additional market evidence and to support land values.

Reconciliation of these sales indicated base land values for the platted as well as the non-platted land. The platted market segment indicated a site value range from \$45,000 to \$110,000, with typical site values between \$65,000 and \$85,000. Land values vary within the area depending upon the age of the plat, the quality of homes and amenities offered. Adjustments to value in the area were made for influences such as traffic, views, easements, topography and sensitive areas. Land schedules for both platted and unplatted land is provided in this report.

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division's Sales Identification Section. Information was analyzed and investigated by the appraiser in the process of revaluation. All sales were verified by calling either the purchaser or seller, inquiring in the field, calling the real estate agent or verifying through written records.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

AREA 56 LAND SCHEDULE FOR UNPLATTED LAND

LOT SIZE		BASE LAND VALUE
<u>Sq.Ft.</u>	<u>Acreage</u>	
5,000	.11	\$70,000
11,000	.25	\$74,000
17,000	.39	\$80,000
21,780	.50	\$85,000
32,670	.75	\$90,000
43,560	1.00	\$110,000
54,450	1.25	\$120,000
65,340	1.50	\$130,000
76,230	1.75	\$135,000
87,120	2.00	\$140,000
130,680	3.00	\$160,000
117,240	4.00	\$180,000
217,800	5.00	\$200,000

For each additional acre over 5 acres add \$10,000 (\$200,000 + \$10,000/acre over 5)

435,600 10.00 \$250,000

For each additional acre after 10 acres add \$8,000 (\$250,000 + \$8,000/acre over 10)

871,200 20.00 \$330,000

For each additional acre after 20 acres add \$7,000 (\$330,000 + \$7,000/acre over 20)

1,306,752 30.00 \$400,000

For each additional acre after 30 acres add \$5,000 (\$400,000 + \$5,000/acre over 30)

Adjustments to Land Value

Views

Cascade Mtn:	Good: +\$5,000	Excellent: +\$10,000
Territorial:	Good: +\$5,000	Excellent: +\$10,000

Adjacent to Greenbelts

Lake Wilderness Country Club – Majors #412380-84:	+\$3,000
The Mews – Major #549146:	+\$20,000
Highlands at Lake Wilderness – Major #330395:	+\$20,000

Golf Course Fairway (Lake Wilderness Country Club): +\$5,000

Waterfront: Base land per schedule + 10% + \$1,500/waterfront foot

Adjustments to Land Value cont.

Traffic/Noise

Moderate: -\$2,000 to -\$5,000 (-\$2,000 for adjacent sites, -\$5,000 for direct road access)

High: -\$10,000

Power Lines: -5% to -10%

Adjacent to Railroad tracks: -5% to -10% (where improvement is highly impacted)

Wetlands & Streams: -5% to -85% (Refer to map for specific adjustments.)

AREA 32 PLAT VALUES

Plat Name	Major	Site Value
Addison's Landing	005030	\$85,000
Aqua Vista	025200	\$75,000
Autumn Bay	031830	\$80,000
Bergers Jenkins Creek Tracts	076650	\$65,000
Bergers Jenkins Creek Tracts #2	076651	\$65,000
Blair Lane	085100	\$80,000
Burwood	127400	\$65,000
Burwood Park	127450	\$65,000
Cedar Brook Downs	144130	\$80,000
Cedar Brook Downs Div 2	144131	\$80,000
Cedar Downs Div 1	144270	\$85,000
Cedar Downs Div 2	144271	\$85,000
Cedar Downs Div 3	144272	\$85,000
Cedar Downs Div 4	144273	\$85,000
Cedar Downs Div 5	144274	\$85,000
Cedar Downs Div 7	144276	\$85,000
Cedar Downs Village	144280	\$45,000
Cherokee Bay Park	154580	\$65,000
Country Club Heights	178620	\$100,000
Covington Firs	179620	\$65,000
Covington Homes	179630	\$65,000
Covington Park Div 1	179635	\$70,000
Covington Park Div 2	179636	\$70,000
Covington Park Div 3	179637	\$70,000
Covington Park Div 4	179638	\$70,000
Covington Township	179639	\$70,000
Covington Township Div 2	179641	\$70,000
Covington Township Div 2 PH2	179642	\$70,000
Covington Wood Div II	179670	\$80,000
Eastwood Forest	221590	\$75,000
El Cove	228670	\$85,000
Evan and Mandy Meadows	239571	\$80,000
Fernwood Estates Div 1	252530	\$65,000
Fernwood Estates Div 2	252531	\$65,000
Fernwood Lane	252540	\$80,000
Firwood Acres	256400	\$85,000
Fishers Add Plat	256960	\$65,000
Forest Creek	259173	\$75,000
Forest Crest Estates	259178	\$85,000
Greenwood Estates Div 1	291660	\$68,000
Greenwood Estates Div 2	291661	\$68,000
Greenwood Estates Div 3	291662	\$68,000
High Wilderness Div 1	328800	\$85,000

Plat Name	Major	Site Value
High Wilderness Div 2	328801	\$85,000
High Wilderness Div 3	328802	\$85,000
Highlands at Lake Wilderness	330395	\$85,000
Jacqueline Meadows	365480	\$70,000
Jenkins Park	369150	\$70,000
June Estates	378040	\$70,000
Kameloch	378310	\$85,000
Katesridge	379350	\$80,000
Lake Forest Estates	401705	\$110,000
Lake Wilderness CC Div 1	412380	\$90,000
Lake Wilderness CC Div 2	412381	\$95,000-\$100,000
Lake Wilderness CC Div 3	412382	\$95,000-\$100,000
Lake Wilderness CC Div 4	412383	\$95,000-\$100,000
Lake Wilderness CC Div 5	412384	\$95,000-\$100,000
Lake Wilderness Estates	412400	\$80,000
Lakeside Park	414245	\$80,000
Lakewood Estates	415630	\$65,000
Lancaster Gate	417850	\$75,000
Lillians 1st Add	431170	\$65,000
Maple Downs	508850	\$85,000
Maple Valley Meadows	511326	\$70,000
Maplebrook Meadows	511615	\$70,000
Meadows at Rock Creek Ph 1	541650	\$80,000
Meadows at Rock Creek Ph 2 & 3	541651	\$80,000
Mews at Lake Wilderness	549146	\$80,000
Shire Hills Div 1	776040	\$75,000
Summit Estates	808165	\$75,000
Tall Timbers #1	856200	\$70,000
Tembreulls Lake Lucerne	857840	\$80,000
Tim Hill	864780	\$80,000
Timber Heights	864810	\$80,000
Timber Hills Div 1	864820	\$70,000
Timber Hills Div 2	864821	\$70,000
Timber Hills Div 3	864822	\$70,000
Timber Meadows	864960	\$70,000
Timbercrest Estates	865010	\$80,000
Timbercrest Estates Div 2	865011	\$80,000
Timberlane Estates Div 1	865140	\$60,000
Timberlane Estates Div 2	865141	\$60,000
Timberlane Estates Div 4	865143	\$60,000
Timberlane Estates Div 5	865144	\$60,000
Valley Glen	885694	\$80,000
Wilderhaven	940645	\$70,000
Wilderness Downs	940651	\$90,000
Wilderness Estates	940652	\$75,000
Wilderness Brook	940653	\$80,000

Plat Name	Major	Site Value
Wilderness Hollow	940654	\$85,000
Wilderness Glen	940655	\$75,000
Wilderness Lane	940656	\$75,000
Wilderness Hollow Div 2	940657	\$80,000
Wilderness Park	940658	\$75,000
Wilderness Ridge	940660	\$80,000
Wilderness Hills Div 1	940670	\$90,000
Wilderness Village Estates	940760	\$70,000

Vacant Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	025200	0460	6/7/04	\$200,000	12,285	Y	Y
003	025200	0760	7/23/03	\$65,000	15,300	N	N
003	154580	1390	1/22/03	\$56,000	7,686	N	N
003	154580	3330	1/12/04	\$60,000	7,930	N	N
003	154580	4350	7/9/04	\$65,000	6,500	N	N
003	154580	5950	11/22/03	\$20,000	21,600	N	N
003	154580	6205	9/23/03	\$70,000	11,850	N	N
003	239570	0020	7/10/03	\$200,000	78,804	N	N
003	282206	9059	8/12/04	\$85,000	11,921	N	N
003	332206	9100	10/28/04	\$200,000	103,611	N	N
003	378310	0180	1/29/04	\$87,000	32,562	N	N
003	378310	0180	1/29/04	\$87,000	32,562	N	N
003	412700	0635	11/3/04	\$230,000	16,125	Y	Y
003	412700	0645	9/2/03	\$115,000	8,022	Y	Y
003	729660	0045	6/5/03	\$157,000	11,460	Y	Y
003	729660	0120	10/6/03	\$75,000	11,060	N	N
003	729660	0125	2/17/04	\$76,000	11,952	N	N
003	865140	1620	6/8/04	\$61,500	5,985	N	N
57-1	052207	9020	2/25/04	\$215,000	435,600	N	N
57-1	062207	9051	6/10/04	\$185,000	45,302	N	N
57-1	072207	9022	1/6/03	\$196,000	218,089	N	N
57-1	102206	9005	9/4/03	\$150,000	144,619	N	N
57-1	102206	9169	10/13/03	\$150,000	222,275	N	N
57-1	102206	9182	9/4/03	\$150,000	190,357	N	N
57-1	102206	9193	2/26/03	\$158,000	43,568	N	N
57-1	112206	9124	7/31/03	\$154,000	89,733	N	N
57-1	142206	9007	9/10/03	\$269,000	328,878	N	N
57-1	152206	9059	2/18/03	\$25,900	48,351	N	N
57-1	152206	9080	9/16/03	\$157,000	178,596	N	N
57-1	152206	9111	4/20/03	\$100,000	261,360	N	N
57-1	156093	0416	5/6/04	\$265,000	303,613	N	N
57-1	242206	9045	3/14/03	\$205,000	376,794	N	N
57-1	803400	0141	4/8/04	\$95,400	37,126	N	N
57-6	092106	9030	6/17/04	\$190,000	267,894	N	N
57-6	342206	9033	8/19/04	\$145,000	151,588	N	N
57-7	072107	9043	3/3/03	\$350,000	871,200	Y	N
57-7	884740	0120	3/24/04	\$137,500	199,069	N	N
58-4	022105	9179	7/22/03	\$75,000	57,375	N	N
58-4	112105	9002	1/21/04	\$150,000	217,800	N	N
58-4	112105	9110	11/3/03	\$150,000	217,800	N	N
58-4	112105	9111	4/1/03	\$150,000	218,671	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
58-4	112105	9112	2/23/04	\$140,000	222,455	N	N
58-4	112105	9113	11/19/03	\$140,000	217,584	N	N
58-4	112105	9114	2/24/04	\$150,000	217,813	N	N
58-4	122105	9012	1/27/04	\$192,000	280,962	N	N
58-4	132105	9024	2/23/04	\$147,000	214,692	N	N
58-4	132105	9031	9/23/04	\$170,000	154,202	N	N
58-4	132105	9103	3/19/04	\$190,000	256,568	N	N
58-4	132105	9130	7/28/03	\$250,000	428,194	N	N
58-4	142105	9004	2/4/03	\$131,000	225,205	N	N
58-4	142105	9062	2/18/03	\$135,000	212,573	N	N
58-4	142105	9063	6/14/04	\$145,000	212,573	N	N
58-4	142105	9086	11/12/03	\$160,000	187,308	N	N
58-4	142105	9087	8/25/03	\$155,000	183,823	N	N
58-4	152105	9009	3/11/04	\$230,000	217,800	N	N
58-4	152105	9013	7/11/03	\$225,000	217,800	N	N
58-4	179600	0060	5/26/03	\$106,000	103,672	N	N
58-4	182106	9054	8/18/04	\$171,000	314,298	N	N
58-4	202106	9060	7/19/04	\$170,000	216,057	N	N
58-4	232105	9115	2/27/03	\$159,950	344,559	N	N
58-4	252105	9052	5/12/03	\$158,000	214,750	N	N
58-4	786150	0180	5/10/04	\$75,000	29,553	N	N
58-5	012105	9150	9/23/04	\$135,000	115,869	N	N
58-5	062106	9219	8/26/03	\$157,000	168,141	N	N
58-5	062106	9282	1/28/04	\$120,000	138,600	N	N
58-5	082106	9038	6/10/04	\$200,000	210,394	N	N
58-5	122105	9179	3/23/04	\$230,000	657,320	N	N
58-5	122105	9212	9/1/04	\$172,500	224,334	N	N
58-5	122105	9213	2/4/04	\$170,000	217,800	N	N
58-5	122105	9215	4/2/03	\$142,400	237,402	N	N
58-5	179610	0020	7/2/03	\$125,000	100,830	N	N
58-5	405320	0795	1/2/04	\$150,000	211,266	N	N
58-5	405320	0836	5/27/03	\$100,000	42,933	N	N
58-5	405320	0995	11/10/03	\$120,700	96,267	N	N
58-5	911361	0220	6/27/03	\$90,000	42,900	N	N
58-5	915840	0190	4/14/04	\$240,000	483,403	N	N
60-3	062206	9042	4/1/04	\$164,000	54,478	N	N
60-3	062206	9131	6/3/04	\$115,000	192,334	N	N
60-3	092206	9021	5/19/04	\$175,000	252,212	N	N
60-3	092206	9085	2/5/04	\$115,500	145,926	N	N
60-3	162206	9083	8/11/03	\$150,000	135,036	N	N
60-3	172206	9089	12/8/03	\$100,000	44,431	N	N
60-3	172206	9143	4/18/03	\$155,000	108,900	N	N
60-3	172206	9145	1/30/04	\$165,000	97,574	N	N
60-3	172206	9152	2/28/03	\$115,000	155,073	N	N
60-3	182206	9020	8/24/04	\$224,955	135,471	Y	N
60-3	182206	9096	10/14/03	\$116,000	60,548	N	N

Vacant Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
60-3	182206	9149	10/3/03	\$105,000	42,800	N	N
60-3	770260	1000	4/28/04	\$125,000	44,431	N	N
60-3	770260	1001	4/23/03	\$115,000	26,776	N	N
60-3	770260	1020	6/3/03	\$139,950	41,220	N	N
60-7	032205	9019	8/15/03	\$100,000	108,900	N	N
60-7	032205	9351	8/30/04	\$100,000	32,029	N	N
60-7	032205	9354	7/2/04	\$130,000	54,014	N	N
60-7	102205	9037	8/30/04	\$185,000	367,646	N	N
60-7	112205	9033	8/16/04	\$155,000	215,186	N	N
60-7	132205	9001	12/17/03	\$120,000	86,684	N	N
60-7	202206	9030	7/29/04	\$190,000	206,474	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	025200	0530	9/18/03	\$25,000	FORCED SALE
003	154580	1460	9/16/04	\$4,450	SHERIFF / TAX SALE; QUIT CLAIM DEED; ET.AL.
003	154580	2120	2/25/04	\$47,000	NON-REPRESENTATIVE SALE
003	154580	5770	9/24/03	\$49,000	NON-REPRESENTATIVE SALE
003	179620	0630	3/26/04	\$135,000	GOVERNMENT AGENCY
003	212206	9186	9/1/04	\$178,000	GOVERNMENT AGENCY
003	221590	2040	4/25/03	\$55,000	QUIT CLAIM DEED
003	228670	0050	3/8/04	\$25,000	NO MARKET EXPOSURE
003	282206	9102	12/20/04	\$885,000	CHANGE OF USE
003	337000	0038	9/11/03	\$25,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	362205	9199	2/7/03	\$24,000	QUIT CLAIM DEED
003	362205	9199	3/23/04	\$30,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
003	412382	0390	5/24/04	\$130,000	NON-REPRESENTATIVE SALE
003	412460	0085	9/4/03	\$382,536	MULTI-PARCEL SALE; MOBILE HOME; ET.AL.
003	412700	0400	4/17/03	\$195,000	MULTI-PARCEL SALE
003	412700	0635	4/18/03	\$178,900	TEAR DOWN
003	412700	1034	10/5/04	\$415,000	PLOTTAGE
003	412700	1042	10/5/04	\$525,000	PLOTTAGE
003	680700	0055	5/15/03	\$3,917	GOVT AGENCY; EASEMENT OR RIGHT-OF-WAY
003	680700	0055	1/29/04	\$130,000	SEGREGATION AND/OR MERGER
003	292206	9017	12/20/04	\$2,615,000	MULTI-PARCEL SALE
003	332206	9100	10/28/04	\$200,000	PLOTTAGE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 56 is desirable because it fulfills a demand for entry level homes for first time home buyers. It consists of average quality homes built predominantly from the 1970's to the present, with a recent new construction predominantly within the city of Maple Valley.

The analysis of Area 56 consisted of a systematic review of pertinent characteristics which influence property value such as Base Land, Building RCN (replacement cost new), Building RCNLD (replacement cost new less depreciation) Age, Condition, Accessory cost and Plat Major. Characteristics that indicated possible adjustment were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports and statistical diagnostics were scrutinized to determine adjustments for any specific market segment or which specific variables would be included in the final valuation model. These tools revealed that variables integral for the model for Area 56 to be Base Land Value, Building RCN, Age, Grade, Condition, Accessory RCNLD, Above Grade Living Area, waterfront footage, and various Plat Majors.

Properties in poor condition, homes that are grade 5 or below, and parcels with more than one improvement were considered outliers. In the valuing of exception parcels, appraiser judgment was the most important factor with the aid of available Assessor applications and cost tools. Manufactured homes were also considered as exception parcels and were valued utilizing the "Boecke" 2005 Mobile-Manufactured Housing Cost Guide. Further analysis of market sales indicates an upward adjustment of 40% over Boeckh's 2005 cost with an additional \$20,000 added to reflect market value for mobile homes in the area. This resulted in an overall change of approximately 15%. There were a total of 125 properties with manufactured homes in Area 56, with 9 fair market sales of manufactured homes sales within the last two years.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model For Area 56

Formula

Intercept	1.063177
+If Major = 259178 then LN(10)	* -0.02104031
+If Major = 412380-84 then LN(10)	* -0.03170335
+If Major = 549146 then LN(10)	* -0.04407636
+If Major = 940657 then LN(10)	* -0.4450142
+LN(EXP(AccyRCNLD/1000))	* 0.001719991
+LN(BaseLand/1000)	* 0.4698012
+LN(BldgRcn/1000)	* 0.4866305
+LN(Age+1)	* -0.02558219
+If Condition is Poor then LN(10)	* -0.124938737
+If Condition is Fair then LN(10)	* -0.04957383
+If Condition is Good then LN(10)	* 0.0102026
+If Condition is Very Good then LN(10)	* 0.01894888
+If AGLA<1000 then LN(10)	* 0.01095667
+LN(WftFoot+1)	* 0.02149553
+If Grade = 10 then LN(10)	* -0.02986092
+If Grade >= 11 then LN(10)	* <u>-0.0520261</u>
	= Total

Then EXP(Total)*1000 = EMV
Then Truncate EMV to the lower thousand

EMV	=	Total Value
Land Value	=	Base Land Value
Improvement Value	=	EMV – Base Land Value

EMV values were not generated for:

- Buildings with grades less than 3
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Buildings < 100% complete

- Lot size less than 1,000 square feet

Supplemental Valuation Models (Adjustments to EMV)

Multiple Improvements on one site: Total EMV for Imp #1 + RCNLD for Imp #2

Major 076651 – Bergers Jenkins Creek Tracts #2: EMV x 1.05

Major 152670 – Charlwood: Total RCNLD x 1.15

Major 365480 – Jacqueline Meadoes: EMV x 1.05

Major 412700 – Lake Wilderness Shore Acres: Grade 10 homes valued at EMV x 1.10

Major 511326 – Maple Valley Meadows: EMV x 1.05

Major 511615 – Maplebrook Meadows: EMV x 1.05

Major 864821 – Timber Hill Division #2: EMV x 1.05

Major 940645 – Wilderhaven: EMV x 1.05

Major 940651 – Wilderness Downs: EMV x 1.05

Major 940653 – Wilderness Hills: EMV x .97

Major 940760 – Wilderness Village Estates: EMV x 1.05

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	412700	0625	6/24/04	\$255,000	620	0	5	1950	4	10989	Y	Y	21254 SE 262ND ST
003	212206	9081	4/28/03	\$145,000	670	0	5	1965	4	15225	N	N	21807 SE 271ST PL
003	212206	9022	2/13/03	\$355,000	940	0	5	1939	4	217800	N	N	26718 227TH AV SE
003	202206	9114	8/28/03	\$215,000	1360	0	5	1955	3	136342	N	N	22933 SE 266TH ST
003	154580	2470	5/14/03	\$141,000	620	0	6	1957	4	7875	N	N	18727 SE 268TH ST
003	154580	5140	9/3/03	\$155,000	770	0	6	1960	4	7500	N	N	20224 SE 258TH ST
003	865140	1970	5/27/03	\$132,000	770	0	6	1968	3	6432	N	N	26811 218TH AV SE
003	865140	2790	11/24/04	\$168,000	770	0	6	1969	4	5063	N	N	24627 232ND PL SE
003	865140	2910	8/6/03	\$155,450	770	0	6	1969	4	5200	N	N	26622 221ST AV SE
003	865141	0990	4/11/03	\$135,000	770	0	6	1969	4	5200	N	N	26250 196TH PL SE
003	865141	1360	5/11/04	\$143,000	770	0	6	1970	3	5070	N	N	24705 232ND PL SE
003	865140	0200	10/30/03	\$160,650	840	0	6	1969	4	5200	N	N	27022 210TH AV SE
003	865140	0570	10/23/03	\$149,950	840	0	6	1969	3	5525	N	N	26318 197TH PL SE
003	865140	0860	3/8/04	\$149,000	840	0	6	1968	5	5200	N	N	26622 188TH AV SE
003	865140	1210	7/14/04	\$155,500	840	0	6	1968	5	4550	N	N	23640 SE 267TH PL
003	865140	1230	6/29/04	\$152,900	840	0	6	1968	3	4550	N	N	23604 267TH PL SE
003	865140	1350	12/8/04	\$159,950	840	0	6	1968	3	5330	N	N	27922 214TH AV SE
003	865140	1490	10/17/04	\$159,500	840	0	6	1968	3	5200	N	N	21840 SE 236TH PL
003	865141	0130	4/26/04	\$153,449	840	0	6	1969	4	5200	N	N	27941 212TH PL SE
003	865141	0520	6/5/03	\$140,000	840	0	6	1969	4	4550	N	N	24711 232ND PL SE
003	865143	0510	4/9/04	\$156,000	840	0	6	1969	4	5330	N	N	26535 175TH AV SE
003	865143	1010	9/21/04	\$163,800	840	0	6	1969	4	5200	N	N	22021 SE 271ST ST
003	865141	0090	6/23/04	\$151,500	840	0	6	1969	5	5265	N	N	20533 SE 276TH ST
003	865141	0090	1/28/03	\$137,700	840	0	6	1969	5	5265	N	N	25332 232ND AV SE
003	252530	0150	3/21/03	\$173,000	860	470	6	1977	3	10370	N	N	19650 SE 259TH ST
003	865140	2120	1/20/04	\$155,000	860	0	6	1968	3	5200	N	N	21856 SE 271ST PL

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	2190	6/25/04	\$163,000	860	0	6	1968	3	5850	N	N	19004 SE 270TH ST
003	865140	2390	11/4/04	\$160,000	860	0	6	1969	3	5720	N	N	20219 SE 258TH ST
003	865141	0740	7/13/04	\$162,000	860	0	6	1969	3	5200	N	N	24605 232ND PL SE
003	865141	0970	11/6/03	\$144,500	860	0	6	1969	3	5200	N	N	26222 189TH PL SE
003	865141	1040	12/30/04	\$170,000	860	0	6	1969	3	4875	N	N	24728 233RD PL SE
003	865141	1180	3/22/04	\$161,650	860	0	6	1969	4	4550	N	N	24610 232ND PL SE
003	865141	1240	6/15/04	\$158,750	860	0	6	1969	4	5850	N	N	26214 197TH AV SE
003	865141	1300	7/19/04	\$169,950	860	0	6	1970	4	5395	N	N	25335 LAKE WILDERNESS COUNTRY C DR SE
003	865141	1440	6/21/04	\$150,000	860	0	6	1970	4	5200	N	N	24732 233RD PL SE
003	865141	1470	7/13/04	\$153,600	860	0	6	1970	4	5330	N	N	24523 232ND PL SE
003	865141	1510	4/2/04	\$162,000	860	0	6	1970	4	6375	N	N	24531 232ND PL SE
003	865143	0210	7/30/04	\$148,000	870	0	6	1969	3	5200	N	N	25905 227TH PL SE
003	865143	0220	7/14/03	\$140,000	870	0	6	1969	3	5200	N	N	18319 SE 260TH PL
003	865143	0280	1/1/03	\$148,750	870	0	6	1969	3	5200	N	N	18230 SE 261ST CT
003	865143	0560	10/7/04	\$163,500	870	0	6	1969	4	5330	N	N	21641 SE 266TH ST
003	865143	0570	6/21/04	\$158,000	870	0	6	1969	3	5330	N	N	27023 218TH AV SE
003	865143	0670	7/29/03	\$157,500	870	0	6	1969	3	5330	N	N	26330 222ND AV SE
003	865143	0940	9/4/03	\$155,000	870	0	6	1969	3	5330	N	N	19723 SE 264TH PL
003	865143	0990	1/17/03	\$138,000	870	0	6	1969	3	5330	N	N	22330 SE 255TH ST
003	865143	1030	5/12/04	\$160,000	870	0	6	1969	4	5330	N	N	22476 SE 244TH ST
003	865143	1060	2/7/03	\$139,900	870	0	6	1969	3	5200	N	N	24322 226TH AV SE
003	865143	1110	2/20/03	\$148,500	870	0	6	1969	3	5829	N	N	26921 216TH AV SE
003	415630	0090	4/1/03	\$155,000	880	0	6	1980	4	9603	N	N	27912 215TH PL SE
003	865141	0220	3/10/04	\$161,000	880	0	6	1969	4	5200	N	N	20356 SE 268TH ST
003	865140	0770	10/20/04	\$150,000	890	0	6	1968	4	5395	N	N	18524 SE 263RD ST
003	865140	1340	4/26/04	\$167,000	890	0	6	1968	4	5200	N	N	25829 187TH AV SE
003	865140	1580	6/8/04	\$160,295	890	0	6	1968	3	5200	N	N	26912 201ST AV SE
003	865140	2500	7/26/04	\$159,000	910	0	6	1968	4	5785	N	N	24632 232ND PL SE
003	865140	0210	6/14/04	\$164,697	920	0	6	1969	3	5200	N	N	26331 221ST CT SE
003	865140	0270	6/17/04	\$155,000	920	0	6	1969	3	5200	N	N	26229 222ND PL SE

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	0630	12/5/03	\$138,000	920	0	6	1969	3	5200	N	N	26228 197TH PL SE
003	865140	0680	4/23/03	\$159,742	920	0	6	1969	3	5200	N	N	22431 SE 255TH ST
003	865140	0720	4/21/04	\$150,950	920	0	6	1969	4	5980	N	N	26306 186TH AV SE
003	865140	1040	12/10/03	\$155,000	920	0	6	1968	4	4550	N	N	26427 236TH PL SE
003	865140	1170	8/14/03	\$153,500	920	0	6	1968	4	4550	N	N	23633 SE 267TH PL
003	865141	0540	4/24/03	\$152,612	920	0	6	1969	4	4770	N	N	24727 232ND PL SE
003	865141	0620	9/23/04	\$169,950	920	0	6	1969	3	5772	N	N	24528 232ND PL SE
003	252530	0350	10/8/04	\$180,000	940	0	6	1978	4	9880	N	N	26904 222ND AV SE
003	252530	0590	6/22/04	\$177,850	940	0	6	1978	4	8670	N	N	27740 215TH PL SE
003	431170	0110	6/21/04	\$149,500	940	0	6	1970	3	13338	N	N	22728 SE 264TH PL
003	431170	0210	8/24/03	\$176,000	940	0	6	1970	4	15624	N	N	26618 231ST PL SE
003	076651	0110	6/4/03	\$170,000	960	0	6	1977	4	10125	N	N	19422 SE 266TH ST
003	865141	1060	10/19/04	\$155,000	960	0	6	1969	4	4875	N	N	24632 233RD PL SE
003	291661	0190	10/11/03	\$168,500	980	0	6	1983	3	8227	N	N	21634 SE 266TH PL
003	865140	1760	4/25/03	\$149,800	980	0	6	1968	3	5330	N	N	21671 SE 239TH PL
003	865140	2770	8/25/04	\$168,950	980	0	6	1969	4	6500	N	N	24709 233RD PL SE
003	865141	1200	10/7/03	\$154,950	980	0	6	1969	4	4550	N	N	24613 232ND PL SE
003	865141	1520	5/12/04	\$166,300	980	0	6	1970	4	5200	N	N	27004 216TH AV SE
003	865140	0940	4/22/04	\$150,000	1000	0	6	1968	4	4745	N	N	26309 187TH CT SE
003	865144	0570	11/29/04	\$192,700	1000	0	6	1977	4	5200	N	N	26633 223RD PL SE
003	865140	2900	6/24/03	\$159,990	1010	0	6	1999	3	5200	N	N	21859 SE 267TH ST
003	865143	0470	4/21/04	\$165,000	1030	0	6	1969	4	5330	N	N	26225 235TH AV SE
003	076651	0050	6/15/04	\$177,000	1040	0	6	1977	4	10125	N	N	26805 194TH AV SE
003	076651	0090	9/25/03	\$176,000	1040	0	6	1977	4	10125	N	N	19435 SE 267TH ST
003	865140	0300	3/2/04	\$162,000	1050	0	6	1969	4	5200	N	N	27952 214TH AV SE
003	865140	0340	11/13/03	\$165,000	1050	0	6	1969	4	5200	N	N	27817 214TH AV SE
003	865141	0100	10/28/03	\$170,000	1050	0	6	1969	4	5848	N	N	25847 186TH PL SE
003	865143	0830	6/16/04	\$166,000	1050	0	6	1969	3	5200	N	N	16810 SE 278TH PL
003	252531	0230	12/6/04	\$202,000	1060	0	6	1981	4	14190	N	N	21814 SE 249TH PL
003	252531	0280	11/6/03	\$198,950	1060	0	6	1981	5	10001	N	N	17605 SE 267TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	2860	9/18/03	\$158,000	1060	0	6	1969	4	5200	N	N	24627 232ND PL SE
003	865141	1030	5/24/04	\$147,500	1060	0	6	1969	4	4875	N	N	23233 SE 248TH ST
003	412700	0525	9/29/04	\$235,000	1080	0	6	1975	5	7400	Y	Y	25207 LAKE WILDERNESS COUNTRY C DR SE
003	412700	0530	6/19/03	\$247,000	1090	0	6	1954	3	13275	Y	Y	21808 SE 239TH ST
003	865141	0410	7/21/03	\$159,950	1100	0	6	1969	4	4550	N	N	25419 213TH PL SE
003	865140	2130	3/30/04	\$167,000	1110	0	6	1968	3	5200	N	N	26572 218TH AV SE
003	865140	2200	5/27/03	\$161,850	1120	0	6	1968	3	4960	N	N	19026 SE 271ST ST
003	865140	2440	11/4/04	\$174,000	1120	0	6	1969	3	4818	N	N	20041 SE 267TH PL
003	865140	2480	8/4/03	\$161,450	1120	0	6	1968	4	4875	N	N	26312 184TH PL SE
003	865141	1230	9/26/03	\$149,900	1120	0	6	1969	3	5200	N	N	21848 SE 268TH ST
003	865144	1550	5/20/03	\$159,950	1120	0	6	1970	3	5200	N	N	21667 SE 267TH ST
003	865140	0020	6/10/03	\$146,000	1140	0	6	1969	4	5525	N	N	25402 LAKE WILDERNESS COUNTRY C DR SE
003	179636	1020	3/8/04	\$188,900	1150	0	6	1984	3	8607	N	N	21804 SE 268TH ST
003	312206	9081	11/18/04	\$210,000	1150	720	6	1965	3	12810	N	N	23301 SE 264TH ST
003	865140	1710	9/17/04	\$181,500	1150	0	6	1968	3	6164	N	N	27015 200TH AV SE
003	865140	1930	6/9/04	\$175,800	1150	0	6	1968	3	5200	N	N	22045 SE 271ST PL
003	865140	2450	2/12/03	\$153,000	1150	0	6	1968	4	5785	N	N	19843 SE 267TH PL
003	865140	2930	5/18/04	\$182,000	1150	0	6	1969	5	5950	N	N	26707 223RD PL SE
003	865141	1310	12/21/04	\$184,950	1150	0	6	1970	4	4680	N	N	22404 SE 255TH ST
003	865144	2420	6/18/04	\$177,000	1150	0	6	1977	3	4875	N	N	26101 220TH PL SE
003	252530	0660	10/22/04	\$198,000	1160	0	6	1969	5	9600	N	N	26566 221ST AV SE
003	865140	0120	10/9/03	\$159,000	1160	0	6	1969	4	5200	N	N	26821 216TH AV SE
003	865140	1330	2/18/03	\$165,000	1160	0	6	1968	3	5200	N	N	22017 SE 266TH PL
003	865140	1360	7/19/04	\$170,950	1160	0	6	1968	3	5330	N	N	23316 SE 266TH ST
003	865140	1550	1/10/03	\$151,700	1160	0	6	1969	3	5200	N	N	19023 SE 270TH ST
003	865141	0570	2/18/04	\$161,900	1160	0	6	1969	3	5845	N	N	24712 233RD PL SE
003	865141	0590	12/15/04	\$172,525	1160	0	6	1969	4	5200	N	N	24702 233RD PL SE
003	865143	0160	11/19/04	\$175,000	1160	0	6	1969	4	4875	N	N	25273 LAKE WILDERNESS COUNTRY C DR SE
003	865143	0270	7/15/04	\$161,000	1160	0	6	1969	4	5200	N	N	18318 SE 260TH PL
003	865143	0340	8/14/03	\$157,000	1160	0	6	1969	3	5330	N	N	18231 SE 261ST CT

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Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865140	0360	10/13/04	\$179,850	1160	0	6	1969	5	5330	N	N	23309 SE 253RD PL
003	865140	0360	8/25/03	\$158,000	1160	0	6	1969	5	5330	N	N	25930 234TH AV SE
003	865140	0820	8/2/04	\$175,000	1160	0	6	1968	4	4745	N	N	25934 232ND CT SE
003	865140	0820	11/17/03	\$152,500	1160	0	6	1968	4	4745	N	N	20930 SE 268TH ST
003	865141	0270	5/13/03	\$158,950	1170	0	6	1969	5	4875	N	N	25413 213TH AV SE
003	154580	1440	9/8/03	\$180,000	1180	0	6	1984	3	7494	N	N	19008 SE 266TH ST
003	865143	0050	2/13/03	\$153,000	1190	0	6	1969	4	5200	N	N	27115 222ND AV SE
003	252530	0550	12/22/04	\$213,000	1200	0	6	1969	5	9936	N	N	27740 215TH PL SE
003	415630	0290	8/11/04	\$216,200	1200	0	6	1980	4	9610	N	N	19208 SE 270TH PL
003	025200	0580	7/6/04	\$168,000	1210	0	6	1969	3	13224	N	N	26638 190TH AV SE
003	431170	0150	11/21/03	\$165,000	1220	0	6	1970	4	10275	N	N	26626 231ST PL SE
003	865140	1250	11/18/04	\$174,400	1250	0	6	1968	4	5330	N	N	26530 236TH PL SE
003	865140	2240	12/15/04	\$183,450	1250	0	6	1968	3	5200	N	N	19118 SE 271ST CT
003	865140	2610	6/16/04	\$169,950	1260	0	6	1968	3	5590	N	N	24710 232ND PL SE
003	865140	0030	2/21/03	\$151,500	1280	0	6	1969	4	5330	N	N	26317 TIMBERLANE DR SE
003	865140	0880	8/11/04	\$167,950	1280	0	6	1968	4	5200	N	N	26618 188TH AV SE
003	865144	1480	2/5/04	\$169,847	1280	0	6	1971	3	6006	N	N	24629 232ND PL SE
003	154580	8230	9/13/04	\$225,000	1320	0	6	1978	4	8500	N	N	19420 SE 265TH ST
003	865144	2350	2/12/04	\$169,000	1320	0	6	1977	3	4875	N	N	21216 SE 277TH ST
003	729660	0050	9/17/04	\$268,000	1350	0	6	1975	3	11800	Y	Y	26774 230TH PL SE
003	412700	0020	4/28/03	\$329,000	1360	1360	6	1980	4	7140	Y	Y	22456 SE 244TH ST
003	865141	1010	4/18/03	\$154,000	1360	0	6	1969	4	5095	N	N	24719 232ND PL SE
003	415630	0070	4/12/03	\$187,000	1370	0	6	1980	3	9628	N	N	21658 SE 266TH PL
003	252531	0290	11/1/04	\$241,000	1380	0	6	2004	3	10332	N	N	24420 224TH AV SE
003	252530	0030	4/28/04	\$187,000	1400	0	6	1976	4	10403	N	N	25011 222ND CT SE
003	252531	0270	2/20/03	\$190,000	1400	0	6	1981	5	9743	N	N	21921 SE 249TH PL
003	865143	0100	4/22/03	\$151,000	1400	0	6	1969	3	5330	N	N	21407 SE 277TH ST
003	252530	0420	5/14/03	\$153,000	1440	0	6	1969	2	10912	N	N	27738 212TH PL SE
003	252530	0250	2/2/04	\$165,000	1450	0	6	1969	3	9775	N	N	26244 222ND PL SE
003	865141	0790	12/7/04	\$187,950	1460	0	6	1969	3	5330	N	N	25043 235TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865143	0520	12/2/03	\$148,000	1500	0	6	1969	3	5200	N	N	21415 SE 252ND PL
003	865140	1800	9/30/03	\$164,950	1530	0	6	1968	4	6435	N	N	21658 SE 239TH PL
003	252530	0100	7/7/03	\$175,000	1540	0	6	1975	3	18360	N	N	19823 SE 266TH CT
003	865140	1900	12/2/04	\$209,900	1550	0	6	1968	3	5472	N	N	21646 SE 239TH PL
003	252530	0300	5/14/04	\$179,400	1626	0	6	1969	4	7250	N	N	21418 SE 265TH PL
003	857840	0115	10/24/03	\$246,000	2720	0	6	1984	3	14105	N	N	26300 235TH AV SE
003	154580	0650	3/29/04	\$150,000	670	0	7	1948	4	8092	N	N	26830 194TH AV SE
003	252531	0010	8/17/04	\$182,000	830	0	7	1980	3	13200	N	N	28221 216TH AV SE
003	154580	5680	6/18/04	\$176,500	870	0	7	2004	3	9450	N	N	26661 190TH AV SE
003	252531	0460	1/28/04	\$198,900	890	830	7	1980	3	9779	N	N	19814 SE 265TH ST
003	865144	2230	2/23/04	\$161,000	900	0	7	1977	3	5200	N	N	22219 SE 250TH ST
003	865144	2570	10/8/03	\$154,000	900	0	7	1977	3	4875	N	N	25256 LAKE WILDERNESS COUNTRY C DR SE
003	865144	2730	2/5/04	\$159,950	900	0	7	1978	3	4875	N	N	24715 232ND PL SE
003	154580	1940	8/26/04	\$226,800	910	860	7	1987	3	7410	N	N	26508 187TH AV SE
003	154580	8660	8/20/04	\$210,000	910	880	7	1979	4	8100	N	N	26208 190TH PL SE
003	865144	0940	4/7/04	\$175,000	910	800	7	1977	3	5976	N	N	25408 LAKE WILDERNESS COUNTRY C DR SE
003	865144	2980	8/25/04	\$206,400	910	800	7	1977	4	5200	N	N	24614 232ND PL SE
003	154580	1970	12/10/04	\$212,500	950	950	7	1966	3	6660	N	N	26313 187TH CT SE
003	865144	2580	5/2/03	\$173,800	950	0	7	1977	3	4875	N	N	25603 LAKE WILDERNESS COUNTRY C DR SE
003	154580	0490	3/4/04	\$189,950	970	0	7	1972	4	8172	N	N	18721 SE 268TH ST
003	252531	0410	2/10/04	\$190,000	970	450	7	1981	3	10614	N	N	19039 SE 270TH ST
003	252531	0560	11/26/03	\$192,500	970	910	7	1981	3	9660	N	N	18600 SE 265TH ST
003	179635	1020	5/11/04	\$211,450	980	400	7	1981	4	10440	N	N	18822 SE 263RD ST
003	179636	0790	7/6/04	\$172,950	980	0	7	1981	4	7368	N	N	21660 SE 267TH ST
003	291662	0070	4/2/04	\$177,475	980	0	7	1981	3	9171	N	N	25806 203RD AV SE
003	179636	1170	6/17/03	\$210,000	1000	240	7	1984	4	8697	N	N	26741 191ST PL SE
003	865144	0460	4/28/04	\$165,000	1000	0	7	1977	4	5840	N	N	26710 198TH AV SE
003	865144	1950	9/23/03	\$186,500	1000	0	7	1977	3	4960	N	N	21302 SE 277TH PL
003	865144	2010	10/21/04	\$219,000	1000	260	7	1977	3	5200	N	N	25744 215TH CT SE
003	865144	3430	6/21/04	\$176,000	1000	0	7	1976	4	8091	N	N	23311 SE 261ST CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	127450	0410	10/19/04	\$181,000	1010	0	7	1968	3	9720	N	N	19017 SE 269TH ST
003	127450	0420	11/4/03	\$164,900	1010	0	7	1968	3	8906	N	N	26726 191ST PL SE
003	127450	0490	7/22/04	\$189,950	1010	0	7	1968	4	9310	N	N	19469 SE 261ST ST
003	865144	0660	9/16/03	\$186,900	1020	520	7	1977	3	5200	N	N	20437 SE 272ND ST
003	865144	0470	9/30/03	\$184,900	1030	0	7	1977	3	5200	N	N	21619 SE 268TH PL
003	865144	0910	3/9/04	\$190,000	1030	680	7	1977	4	5200	N	N	21617 SE 271ST PL
003	865144	1290	10/9/03	\$185,000	1030	400	7	1977	3	5200	N	N	19102 SE 270TH PL
003	865144	2360	3/18/03	\$168,950	1030	0	7	1977	3	4875	N	N	27270 188TH AV SE
003	865144	2410	2/18/03	\$179,950	1030	300	7	1977	4	4875	N	N	26225 LAKE WILDERNESS COUNTRY C DR SE
003	865144	3000	12/17/03	\$180,000	1030	680	7	1977	4	5200	N	N	24527 232ND PL SE
003	865144	3230	7/12/04	\$169,900	1030	440	7	1977	4	5200	N	N	24617 232ND PL SE
003	865144	3420	7/31/03	\$184,500	1030	680	7	1976	4	5440	N	N	25424 213TH PL SE
003	865144	3480	7/10/03	\$188,000	1030	640	7	1977	3	5200	N	N	23316 SE 262ND ST
003	865144	0640	1/3/03	\$177,000	1030	360	7	1977	3	5200	N	N	22733 SE 263RD CT
003	865144	0380	9/29/04	\$218,700	1040	660	7	1977	4	5200	N	N	21608 SE WAX RD
003	865144	0420	6/16/04	\$192,000	1040	440	7	1977	3	4875	N	N	26710 198TH AV SE
003	865144	0780	8/30/04	\$217,000	1040	600	7	1977	3	4875	N	N	21621 SE 270TH ST
003	865144	0960	8/18/04	\$189,000	1040	0	7	1977	3	5200	N	N	19013 SE 270TH CT
003	865144	2240	8/29/03	\$178,000	1040	0	7	1977	3	5200	N	N	26606 221ST PL SE
003	865144	2760	11/10/04	\$204,000	1040	0	7	1978	4	4875	N	N	24724 233RD PL SE
003	864821	0150	3/26/04	\$205,000	1050	0	7	1985	3	7290	N	N	21911 SE 239TH ST
003	864821	0590	9/21/04	\$208,550	1050	0	7	1985	3	7201	N	N	26917 218TH AV SE
003	865144	1360	11/25/03	\$182,000	1050	600	7	1977	3	5200	N	N	24723 232ND PL SE
003	127450	0200	8/31/04	\$175,000	1060	0	7	1968	3	8720	N	N	19427 SE 265TH ST
003	154580	0530	3/22/03	\$217,000	1060	740	7	2000	3	8422	N	N	26711 191ST PL SE
003	154580	2650	7/14/03	\$203,500	1060	580	7	1997	3	8125	N	N	19236 SE 268TH ST
003	154580	3750	11/10/04	\$235,000	1060	530	7	1999	3	7931	N	N	25732 W LAKE WILDERNESS DR SE
003	154580	7820	6/11/03	\$195,000	1060	560	7	1997	3	7303	N	N	24324 226TH AV SE
003	179638	0130	9/20/04	\$187,000	1060	0	7	1990	3	8306	N	N	27117 218TH AV SE
003	179638	0160	6/24/04	\$189,950	1060	0	7	1990	3	8500	N	N	18720 SE 258TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	252531	0080	8/19/04	\$215,000	1060	440	7	1980	4	9545	N	N	23307 SE 266TH ST
003	252531	0130	12/14/04	\$233,500	1060	440	7	1980	4	11500	N	N	26439 197TH PL SE
003	252531	0520	8/19/04	\$228,000	1060	440	7	1980	4	10400	N	N	26466 186TH CT SE
003	856200	0230	11/8/04	\$206,000	1060	0	7	1983	3	7510	N	N	20007 SE 268TH ST
003	864820	0150	6/27/04	\$186,100	1060	0	7	1983	3	7359	N	N	25841 186TH PL SE
003	940760	0210	11/5/04	\$202,650	1060	0	7	1987	3	7445	N	N	25424 213TH PL SE
003	154580	8860	3/17/03	\$234,500	1060	660	7	2003	3	7500	N	N	25611 210TH AV SE
003	154580	1280	6/14/04	\$228,900	1070	780	7	1997	3	7686	N	N	18718 SE 268TH ST
003	154580	1470	6/26/03	\$213,450	1070	750	7	1997	3	8336	N	N	26642 190TH AV SE
003	179636	0370	7/22/03	\$200,000	1070	470	7	1987	3	8223	N	N	19410 SE 266TH ST
003	865144	1470	8/12/04	\$230,000	1070	360	7	1977	3	5200	N	N	23237 SE 248TH ST
003	291661	0080	11/14/03	\$215,000	1080	630	7	1982	3	7199	N	N	19719 SE 261ST ST
003	291661	0370	12/10/04	\$219,950	1080	630	7	1983	3	8616	N	N	25853 189TH AV SE
003	291662	0040	2/20/03	\$195,000	1080	480	7	1981	3	10112	N	N	26410 199TH PL SE
003	291662	0190	7/22/04	\$223,500	1080	700	7	1981	3	8808	N	N	26443 189TH AV SE
003	864821	0700	7/19/04	\$234,000	1080	320	7	1985	3	9776	N	N	21616 SE 271ST ST
003	127450	0300	8/11/04	\$180,050	1090	0	7	1968	3	9600	N	N	19427 SE 265TH ST
003	179620	0290	12/7/04	\$217,000	1090	510	7	1977	4	9800	N	N	21219 SE 270TH ST
003	179620	0490	8/11/04	\$235,000	1090	530	7	1977	3	10150	N	N	23120 SE 267TH PL
003	179638	0370	7/22/03	\$184,000	1090	0	7	1990	3	7350	N	N	22431 SE 244TH ST
003	179638	0710	8/18/04	\$209,950	1090	0	7	1990	3	10017	N	N	27759 214TH AV SE
003	179638	0830	6/23/04	\$200,000	1090	0	7	1990	3	7245	N	N	21701 SE 237TH ST
003	417850	0880	3/29/04	\$199,000	1090	0	7	1989	3	6820	N	N	22740 SE 264TH PL
003	154580	0750	1/1/03	\$200,000	1100	490	7	1984	3	7466	N	N	19214 SE 269TH ST
003	179638	0260	6/16/03	\$184,950	1100	0	7	1989	3	14982	N	N	26445 189TH AV SE
003	179638	0560	6/24/04	\$198,500	1100	0	7	1990	3	7537	N	N	22436 SE 244TH ST
003	179638	0650	4/10/03	\$178,500	1100	0	7	1990	3	8142	N	N	19224 SE 260TH PL
003	179638	1010	7/22/03	\$185,000	1100	0	7	1990	3	7201	N	N	21659 SE 266TH ST
003	291660	0140	11/17/04	\$229,000	1100	650	7	1980	3	9090	N	N	26542 222ND AV SE
003	415630	0230	9/26/03	\$195,950	1100	330	7	1980	3	9603	N	N	19017 SE 271ST ST

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	511326	0090	8/27/03	\$204,500	1100	0	7	1991	3	7743	N	N	21230 SE 252ND PL
003	511326	0130	3/11/04	\$198,390	1100	0	7	1991	3	8040	N	N	21816 SE 268TH ST
003	511326	0270	9/10/04	\$214,000	1100	0	7	1991	3	6360	N	N	16607 SE 279TH PL
003	511326	0600	6/9/04	\$205,000	1100	0	7	1991	3	6476	N	N	26535 212TH AV SE
003	179638	0300	6/6/03	\$189,500	1110	0	7	1990	3	7773	N	N	22411 SE 244TH ST
003	252531	0100	12/23/03	\$200,000	1110	260	7	1980	4	9545	N	N	21122 SE 278TH PL
003	252531	0570	4/2/04	\$207,500	1110	260	7	1980	4	9660	N	N	23341 SE 266TH ST
003	154580	8030	3/21/03	\$180,950	1120	0	7	1983	3	8100	N	N	19421 SE 267TH ST
003	154580	3590	1/26/04	\$180,000	1130	0	7	1965	4	8320	N	N	25724 W LAKE WILDERNESS DR SE
003	154580	5480	9/3/03	\$194,500	1130	290	7	1983	4	7625	N	N	17425 SE 267TH PL
003	154580	5930	12/14/04	\$219,200	1130	570	7	1987	3	7620	N	N	26136 195TH PL SE
003	179635	0110	10/29/04	\$221,950	1130	530	7	1979	4	8250	N	N	21647 SE 239TH PL
003	776040	0520	5/2/03	\$189,950	1130	0	7	1995	3	8476	N	N	26130 192ND PL SE
003	864821	0230	3/9/04	\$230,000	1130	540	7	1987	3	7877	N	N	21731 SE 238TH ST
003	864821	0440	1/9/04	\$211,500	1130	540	7	1986	3	7779	N	N	27001 201ST AV SE
003	864821	0710	4/13/04	\$212,500	1130	560	7	1986	3	7200	N	N	21820 SE 269TH ST
003	127400	0210	6/11/04	\$191,000	1140	0	7	1967	4	12960	N	N	19507 SE 265TH ST
003	154580	1830	6/1/04	\$222,700	1140	550	7	1985	4	7176	N	N	19457 SE 267TH ST
003	154580	2190	11/21/03	\$210,000	1140	550	7	1986	3	7320	N	N	26421 TIMBERLANE DR SE
003	154580	3260	10/9/03	\$209,000	1140	540	7	1986	3	7930	N	N	23208 SE 267TH PL
003	179636	0110	8/20/03	\$190,000	1140	0	7	1984	4	13475	N	N	25412 213TH PL SE
003	179636	1100	7/10/03	\$207,500	1140	240	7	1987	3	7226	N	N	24934 LAKE WILDERNESS COUNTRY C DR SE
003	127400	0070	2/10/03	\$179,900	1150	0	7	1967	4	12960	N	N	19414 SE 266TH ST
003	127450	0470	11/23/04	\$184,000	1150	0	7	1968	4	12707	N	N	19468 SE 261ST ST
003	322206	9076	10/21/03	\$214,000	1150	670	7	1984	3	47480	N	N	19712 SE 265TH ST
003	856200	0240	5/23/03	\$211,500	1150	350	7	1983	3	7200	N	N	19913 SE 266TH ST
003	856200	0110	9/27/04	\$251,000	1150	350	7	1983	3	7276	N	N	25208 235TH WY SE
003	856200	0110	4/11/03	\$203,000	1150	350	7	1983	3	7276	N	N	20424 SE 261ST PL
003	154580	4660	6/13/03	\$202,000	1160	560	7	1980	4	8540	N	N	18865 SE 269TH ST
003	154580	8840	10/14/03	\$220,000	1160	350	7	1994	3	7500	N	N	19662 SE 259TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179635	0020	10/12/04	\$204,000	1160	0	7	1987	3	9000	N	N	26801 210TH AV SE
003	865144	0220	4/28/03	\$166,950	1160	0	7	1977	4	5200	N	N	24414 213TH PL SE
003	865144	1410	3/7/03	\$157,490	1160	0	7	1977	4	5200	N	N	23227 SE 248TH ST
003	865144	2160	6/19/03	\$163,750	1160	0	7	1977	3	5200	N	N	25136 235TH WY SE
003	865144	2530	10/6/04	\$174,950	1160	0	7	1978	4	5256	N	N	23333 SE 264TH ST
003	865144	2650	9/14/04	\$189,000	1160	0	7	1977	3	5200	N	N	25606 LAKE WILDERNESS COUNTRY C DR SE
003	865144	3140	12/30/03	\$167,500	1160	0	7	1977	4	5600	N	N	24609 232ND PL SE
003	414245	0230	8/11/04	\$216,500	1160	0	7	2004	3	5060	N	N	24931 234TH PL SE
003	414245	0240	7/16/04	\$218,000	1160	0	7	2004	3	5071	N	N	25017 234TH PL SE
003	414245	0290	7/23/04	\$218,000	1160	0	7	2004	3	5286	N	N	21621 SE 255TH PL
003	154580	1950	4/16/04	\$211,858	1170	290	7	1987	3	6447	N	N	18636 SE 268TH ST
003	154580	7530	5/27/04	\$210,000	1170	740	7	1978	3	7848	N	N	22479 SE 244TH ST
003	291661	0300	12/27/04	\$219,700	1170	0	7	1983	3	8764	N	N	21651 SE 266TH PL
003	291662	0330	6/24/03	\$172,600	1170	0	7	1983	3	11197	N	N	21834 SE 270TH ST
003	417850	0720	9/7/04	\$239,900	1170	350	7	1989	3	7820	N	N	25442 LAKE WILDERNESS LN
003	154580	5770	5/26/04	\$229,000	1180	530	7	2004	3	7800	N	N	19037 SE 266TH ST
003	154580	7290	11/25/03	\$218,950	1180	500	7	1978	3	18680	N	N	18730 SE 268TH ST
003	154580	7890	4/23/03	\$204,000	1180	500	7	1978	3	9678	N	N	19232 SE 268TH ST
003	154580	8820	7/10/03	\$189,450	1180	0	7	1983	3	7500	N	N	21317 SE 271ST PL
003	179636	0490	4/28/04	\$214,000	1180	0	7	1984	4	7870	N	N	17625 SE 266TH PL
003	179636	0950	11/19/04	\$210,000	1180	0	7	1984	3	7105	N	N	21676 SE 268TH ST
003	776040	0990	11/12/03	\$216,000	1180	0	7	1994	3	8301	N	N	19209 SE 260TH PL
003	864821	0720	8/6/04	\$220,950	1180	320	7	1986	3	7265	N	N	26241 197TH PL SE
003	864821	0750	6/21/04	\$209,500	1180	320	7	1986	3	8162	N	N	22213 SE 250TH ST
003	864822	0040	2/27/04	\$239,000	1180	540	7	1988	3	9612	N	N	19822 SE 266TH CT
003	865144	1040	12/23/03	\$163,770	1180	0	7	1977	4	5200	N	N	27038 190TH AV SE
003	154580	6390	4/23/03	\$214,900	1190	840	7	1978	4	8692	N	N	26214 195TH PL SE
003	154580	7970	8/26/03	\$192,000	1190	0	7	1990	3	9625	N	N	19232 SE 268TH ST
003	291661	0140	2/10/03	\$182,950	1190	0	7	1983	3	6610	N	N	25728 210TH AV SE
003	864821	0130	12/16/04	\$235,500	1190	540	7	1985	3	6071	N	N	25517 LAKE WILDERNESS COUNTRY C DR SE

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	127400	0220	10/15/04	\$205,950	1200	0	7	1967	5	12960	N	N	19406 SE 264TH ST
003	127450	0440	7/22/03	\$169,000	1200	0	7	1968	4	10414	N	N	26110 197TH AV SE
003	154580	2060	5/19/04	\$219,950	1200	320	7	1989	3	7698	N	N	17425 SE 266TH PL
003	154580	8200	4/17/03	\$188,500	1200	500	7	1980	3	8100	N	N	26427 199TH PL SE
003	154580	8420	10/6/03	\$203,500	1200	500	7	1980	4	8100	N	N	26816 216TH AV SE
003	940652	0010	8/23/04	\$210,000	1200	0	7	1996	3	6963	N	N	26918 213TH PL SE
003	940652	0020	8/19/04	\$220,000	1200	0	7	1996	3	6600	N	N	27736 215TH AV SE
003	940652	0900	7/14/03	\$213,000	1206	0	7	1995	3	6999	N	N	26712 227TH AV SE
003	154580	0980	5/27/04	\$234,850	1210	260	7	1988	3	7686	N	N	24307 215TH AV SE
003	511615	0030	12/14/04	\$235,000	1210	0	7	1996	3	5641	N	N	26422 227TH CT SE
003	127400	0510	11/24/03	\$165,000	1220	0	7	1967	4	13230	N	N	19639 SE 260TH ST
003	127450	0610	8/25/04	\$170,000	1220	0	7	1968	3	9660	N	N	26153 195TH PL SE
003	127450	0780	6/28/04	\$199,000	1220	0	7	1968	5	9000	N	N	26138 195TH PL SE
003	154580	6150	4/28/03	\$206,000	1220	310	7	1988	3	17512	N	N	19441 SE 266TH ST
003	154580	6990	10/15/03	\$189,990	1220	400	7	1984	3	8100	N	N	19605 SE 259TH ST
003	414245	0140	6/18/04	\$222,500	1220	0	7	2004	3	3600	N	N	23038 SE 263RD ST
003	414245	0180	8/5/04	\$222,500	1220	0	7	2004	3	3774	N	N	24934 234TH PL SE
003	179635	0510	11/17/03	\$197,950	1230	0	7	1985	3	7150	N	N	25835 186TH PL SE
003	179636	1200	3/19/03	\$196,000	1230	0	7	1987	4	7179	N	N	18618 SE 268TH ST
003	412380	0360	8/4/04	\$240,000	1230	460	7	1986	3	7019	N	N	22467 SE 244TH ST
003	776040	0080	6/4/04	\$198,000	1230	0	7	1995	3	10663	N	N	26781 231ST PL SE
003	776040	0490	2/26/03	\$185,000	1230	0	7	1994	3	11590	N	N	26024 193RD PL SE
003	154580	5320	3/16/04	\$208,000	1240	580	7	1979	4	8576	N	N	26234 187TH PL SE
003	179635	0210	11/11/04	\$203,000	1240	0	7	1980	4	8550	N	N	17511 SE 265TH ST
003	179636	0350	8/20/04	\$225,950	1240	0	7	1986	4	8659	N	N	25421 213TH AV SE
003	221590	0460	10/6/03	\$204,950	1240	0	7	1992	3	7679	N	N	22205 SE 268TH ST
003	221590	0850	7/22/03	\$204,000	1240	0	7	1993	3	7092	N	N	23407 SE 264TH PL
003	291661	0490	11/21/03	\$215,000	1240	450	7	1983	3	10374	N	N	26708 233RD CT SE
003	154580	8740	7/10/03	\$205,000	1250	880	7	1980	4	8100	N	N	25921 202ND AV SE
003	179635	1080	5/19/04	\$198,275	1250	0	7	1980	4	7995	N	N	21226 SE 280TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	127400	0430	10/31/03	\$194,500	1260	0	7	1967	4	12960	N	N	19663 SE 259TH ST
003	154580	1060	5/14/04	\$190,000	1260	0	7	1986	3	7686	N	N	26511 235TH AV SE
003	154580	1320	12/3/04	\$214,000	1260	0	7	1987	3	7320	N	N	18238 SE 262ND PL
003	154580	3510	10/21/04	\$218,950	1260	0	7	1985	3	7625	N	N	19463 SE 261ST ST
003	378040	0090	7/13/04	\$225,000	1260	0	7	1980	4	9570	N	N	26708 216TH AV SE
003	412380	0550	11/16/04	\$240,000	1260	0	7	1985	3	6294	N	N	22030 SE 271ST ST
003	154580	1490	6/25/04	\$187,500	1270	0	7	1985	3	7686	N	N	26141 195TH PL SE
003	154580	2940	4/21/04	\$196,300	1270	0	7	1988	3	7930	N	N	26505 173RD PL SE
003	154580	4780	8/12/04	\$197,500	1270	0	7	1983	4	8540	N	N	19031 SE 269TH ST
003	154580	6420	7/27/04	\$230,720	1270	440	7	1979	3	8999	N	N	26210 195TH PL SE
003	154580	7460	5/2/03	\$191,950	1270	0	7	1978	3	8058	N	N	26421 189TH AV SE
003	154580	1380	6/4/03	\$198,000	1280	0	7	1987	4	7686	N	N	26100 191ST PL SE
003	154580	3430	9/16/03	\$185,000	1280	0	7	1986	3	7930	N	N	19718 SE 265TH ST
003	154580	5330	9/16/04	\$215,950	1280	460	7	1979	4	9375	N	N	19215 SE 269TH ST
003	179638	0910	6/17/04	\$205,000	1280	0	7	1990	3	7245	N	N	26715 236TH PL SE
003	179639	0030	9/4/03	\$179,950	1280	0	7	1992	3	7520	N	N	22018 SE 266TH PL
003	179639	0090	4/25/03	\$182,950	1280	0	7	1992	3	7859	N	N	22202 SE 268TH ST
003	179639	0130	9/30/03	\$186,000	1280	0	7	1992	3	9359	N	N	25901 186TH PL SE
003	776040	0350	7/25/03	\$192,000	1280	0	7	1994	3	13356	N	N	26116 193RD PL SE
003	776040	0600	2/21/03	\$195,000	1280	0	7	1994	3	15896	N	N	18053 SE 262ND PL
003	940655	0090	9/23/04	\$225,000	1280	0	7	1993	3	6770	N	N	26127 232ND PL SE
003	940655	0110	10/11/04	\$235,200	1280	0	7	1993	3	13042	N	N	26315 235TH AV SE
003	154580	1240	4/28/03	\$194,900	1290	0	7	1986	3	7686	N	N	18020 SE 266TH PL
003	154580	2330	2/4/03	\$213,000	1290	0	7	1987	4	7358	N	N	18233 SE 262ND PL
003	154580	2870	3/25/03	\$190,950	1290	0	7	1987	4	7930	N	N	26003 196TH AV SE
003	179637	0110	7/13/04	\$201,000	1290	0	7	1991	3	7350	N	N	26615 214TH AV SE
003	179638	0120	10/25/03	\$210,000	1290	370	7	1990	3	9008	N	N	21641 SE 267TH ST
003	179638	0150	2/26/03	\$200,000	1290	370	7	1990	3	8500	N	N	21815 SE 271ST ST
003	179638	0180	3/31/03	\$204,000	1290	370	7	1990	3	8857	N	N	19624 SE 264TH CT
003	179638	0240	11/19/04	\$243,950	1290	370	7	1990	3	8473	N	N	26630 201ST PL SE

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	179638	0780	4/28/03	\$210,000	1290	370	7	1990	3	9157	N	N	25910 202ND AV SE
003	291662	0050	3/22/04	\$180,000	1290	0	7	1981	3	7850	N	N	25106 LAKE WILDERNESS COUNTRY C DR SE
003	417850	0830	9/12/03	\$220,250	1290	340	7	1989	3	7435	N	N	26312 185TH AV SE
003	179638	0080	4/23/04	\$202,500	1300	370	7	1990	3	8783	N	N	22729 SE 264TH PL
003	179638	0440	12/3/04	\$240,000	1300	370	7	1990	3	8780	N	N	22451 SE 244TH ST
003	179638	0520	12/9/03	\$212,000	1300	370	7	1990	3	6825	N	N	22463 SE 244TH ST
003	179638	0580	5/19/03	\$208,900	1300	370	7	1990	3	7350	N	N	22420 SE 244TH ST
003	179638	0720	9/16/04	\$234,500	1300	370	7	1990	3	7511	N	N	21835 SE 236TH PL
003	179638	0750	4/26/04	\$213,000	1300	370	7	1990	3	7059	N	N	25903 202ND AV SE
003	179638	0960	10/21/04	\$234,800	1300	370	7	1990	3	6824	N	N	23606 SE 267TH CT
003	259173	0130	7/1/04	\$237,000	1300	340	7	1994	3	6477	N	N	23410 SE 265TH ST
003	259173	0150	2/27/04	\$241,000	1300	340	7	1994	3	6865	N	N	19035 SE 271ST ST
003	259173	0210	8/20/04	\$228,950	1300	340	7	1994	3	6445	N	N	26103 185TH PL SE
003	511326	0150	2/26/04	\$228,000	1300	380	7	1991	3	6340	N	N	22012 SE 269TH ST
003	511326	0440	12/29/03	\$229,500	1300	380	7	1991	3	7303	N	N	17610 SE 268TH PL
003	511326	0510	8/7/03	\$222,000	1300	320	7	1991	3	6715	N	N	17653 SE 268TH PL
003	776040	0510	4/15/04	\$226,950	1300	370	7	1996	3	12312	N	N	25914 193RD PL SE
003	776040	0930	8/6/03	\$215,000	1300	340	7	1994	3	8649	N	N	19237 SE 263RD ST
003	865144	3240	6/24/04	\$164,900	1300	0	7	1977	3	5200	N	N	24623 232ND PL SE
003	940655	0180	8/31/04	\$255,000	1300	340	7	1993	3	9507	N	N	26304 235TH AV SE
003	940655	0200	9/16/04	\$253,950	1300	340	7	1993	3	9492	N	N	26230 235TH AV SE
003	414245	0060	5/24/04	\$226,500	1300	0	7	2004	3	3509	N	N	23042 SE 263RD ST
003	414245	0110	6/28/04	\$226,500	1300	0	7	2004	3	3600	N	N	22742 SE 263RD CT
003	414245	0160	7/15/04	\$226,500	1300	0	7	2004	3	3600	N	N	24915 234TH PL SE
003	414245	0190	6/14/04	\$226,500	1300	0	7	2004	3	4305	N	N	24828 234TH PL SE
003	414245	0640	5/28/04	\$221,500	1300	0	7	2004	3	3600	N	N	26014 201ST PL SE
003	414245	0680	7/27/04	\$226,500	1300	0	7	2004	3	3600	N	N	20127 SE 261ST CT
003	511326	0200	6/8/04	\$239,500	1300	380	7	1991	3	9017	N	N	25009 234TH PL SE
003	511326	0200	5/25/04	\$227,000	1300	380	7	1991	3	9017	N	N	25323 236TH CT SE
003	154580	0710	6/21/04	\$222,000	1310	310	7	1988	3	7540	N	N	19240 SE 269TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	1560	9/1/04	\$234,950	1310	420	7	1989	3	7320	N	N	26115 197TH AV SE
003	154580	8720	11/30/04	\$229,950	1310	460	7	1980	3	7500	N	N	19012 SE 262ND ST
003	179638	1150	7/21/03	\$196,000	1310	0	7	1990	3	11190	N	N	21666 SE 268TH ST
003	179639	0110	9/28/04	\$247,500	1310	340	7	1992	3	9479	N	N	26951 222ND AV SE
003	179639	0250	9/20/04	\$253,000	1310	340	7	1992	3	8588	N	N	26215 197TH AV SE
003	221590	1620	9/10/03	\$200,000	1310	0	7	1993	3	7216	N	N	18333 SE 259TH CT
003	365480	0170	2/11/03	\$209,900	1310	0	7	1994	3	5743	N	N	19808 SE 265TH ST
003	776040	0960	4/15/03	\$186,500	1310	0	7	1994	3	9947	N	N	25907 192ND AV SE
003	776040	1020	8/26/03	\$199,950	1310	0	7	1994	3	7980	N	N	19130 SE 261ST PL
003	940760	0050	9/9/04	\$233,000	1310	0	7	1988	3	6698	N	N	25424 213TH PL SE
003	808165	0110	2/10/03	\$202,000	1310	0	7	1997	3	9622	N	N	21234 SE 280TH ST
003	808165	0390	9/22/04	\$244,000	1310	0	7	1997	3	6223	N	N	26533 236TH PL SE
003	154580	0730	11/17/03	\$170,000	1320	0	7	1968	3	7540	N	N	19230 SE 269TH ST
003	154580	1330	10/8/04	\$214,950	1320	0	7	1986	3	7686	N	N	26111 195TH PL SE
003	154580	5690	9/16/03	\$189,950	1320	0	7	1985	4	8840	N	N	26701 191ST PL SE
003	154580	7000	10/7/03	\$196,800	1320	0	7	1986	3	8100	N	N	26408 189TH AV SE
003	154580	8760	7/10/03	\$195,000	1320	350	7	1989	3	8100	N	N	26311 184TH PL SE
003	179635	0540	7/10/03	\$194,500	1320	0	7	1981	4	8450	N	N	20114 SE 258TH ST
003	221590	1920	9/24/03	\$213,450	1320	0	7	1993	3	6673	N	N	21626 SE 267TH ST
003	292206	9154	11/12/04	\$199,500	1320	0	7	1978	4	9583	N	N	25852 189TH AV SE
003	940652	0710	3/21/03	\$209,450	1320	0	7	1995	3	8268	N	N	22902 SE 266TH ST
003	940652	0760	10/1/03	\$211,098	1320	0	7	1995	3	8514	N	N	22835 SE 264TH CT
003	940652	0840	10/3/03	\$219,500	1320	0	7	1995	3	10346	N	N	22921 SE 266TH ST
003	940652	1060	3/11/04	\$224,950	1320	0	7	1995	3	8107	N	N	21711 SE 238TH ST
003	154580	2590	9/28/04	\$185,000	1330	0	7	1989	3	8000	N	N	19855 SE 267TH PL
003	154580	4920	10/22/04	\$199,000	1330	0	7	1986	3	7500	N	N	26151 195TH PL SE
003	222206	9051	9/9/03	\$299,000	1330	1150	7	1981	3	35104	N	N	26723 232ND AV SE
003	291660	0030	6/22/04	\$185,000	1330	0	7	1980	3	7424	N	N	27010 216TH AV SE
003	940760	0280	10/28/03	\$210,000	1330	0	7	1987	3	8448	N	N	26242 235TH AV SE
003	154580	6540	1/1/03	\$198,950	1340	0	7	1978	4	8000	N	N	19610 SE 259TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	7700	5/19/03	\$185,000	1340	600	7	1978	3	8395	N	N	22480 SE 244TH ST
003	412380	0280	12/15/03	\$190,000	1340	0	7	1986	3	5606	N	N	20125 SE 258TH PL
003	412380	0320	9/18/03	\$205,000	1340	0	7	1986	3	5434	N	N	22415 244TH ST SE
003	511615	0070	6/9/04	\$272,950	1340	380	7	1996	3	14762	N	N	23225 SE 267TH PL
003	511615	0120	8/13/04	\$259,950	1340	380	7	1996	3	6108	N	N	23225 SE 267TH PL
003	511615	0150	5/26/04	\$229,950	1340	380	7	1996	3	6108	N	N	21035 SE 268TH CT
003	154580	3630	3/18/03	\$197,900	1350	0	7	1997	3	7930	N	N	19216 SE 259TH PL
003	154580	8960	8/18/03	\$190,000	1350	0	7	1986	4	8960	N	N	17430 SE 267TH PL
003	776040	0310	4/7/04	\$224,000	1350	340	7	1994	3	10228	N	N	26208 193RD PL SE
003	864821	0400	2/12/03	\$197,000	1350	0	7	1987	3	7595	N	N	25838 201ST AV SE
003	154580	0940	4/9/03	\$198,000	1360	0	7	1990	3	7686	N	N	26202 195TH PL SE
003	154580	2370	3/21/03	\$188,500	1360	0	7	1984	4	8262	N	N	18252 SE 262ND PL
003	417850	0300	8/7/03	\$220,000	1360	370	7	1990	3	6653	N	N	21845 SE 271ST PL
003	154580	1370	8/12/03	\$196,500	1370	0	7	1987	3	7686	N	N	21350 SE 269TH ST
003	154580	2070	7/3/03	\$194,047	1370	0	7	1984	3	7332	N	N	17503 SE 267TH PL
003	179635	0610	11/24/03	\$209,965	1370	660	7	1980	4	10620	N	N	25828 184TH PL SE
003	179636	0440	6/24/03	\$194,000	1370	0	7	1981	4	9563	N	N	19039 SE 269TH ST
003	154580	0700	4/21/03	\$199,900	1380	400	7	1988	3	7540	N	N	19256 SE 268TH ST
003	179635	0140	7/17/03	\$201,900	1380	0	7	1979	4	8400	N	N	17855 SE 266TH PL
003	154580	4620	1/14/04	\$228,900	1380	910	7	1998	3	7750	N	N	21627 SE 271ST ST
003	154580	4620	1/13/03	\$205,000	1380	910	7	1998	3	7750	N	N	22851 LAKE WILDERNESS DR SE
003	154580	4820	8/13/04	\$225,000	1380	0	7	1988	3	7500	N	N	25233 235TH WY SE
003	154580	4820	3/3/03	\$200,000	1380	0	7	1988	3	7500	N	N	22746 SE 263RD CT
003	179635	0270	5/12/03	\$190,450	1390	0	7	1987	3	6825	N	N	17218 SE 265TH ST
003	179635	0280	6/16/03	\$188,490	1390	0	7	1987	3	9086	N	N	18005 SE 265TH PL
003	179635	0360	7/7/04	\$222,000	1390	0	7	1987	3	7840	N	N	22443 SE 244TH ST
003	179635	0480	8/19/04	\$221,000	1390	0	7	1987	3	7500	N	N	22459 SE 244TH ST
003	179635	0690	6/9/04	\$209,950	1390	0	7	1987	3	8250	N	N	18914 SE 263RD ST
003	291661	0350	5/1/03	\$225,000	1390	860	7	1983	3	6532	N	N	22004 SE 269TH ST
003	412700	0045	7/27/04	\$314,950	1390	250	7	1960	4	6256	Y	Y	22440 SE 244TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	776040	0590	5/9/03	\$226,950	1390	340	7	1995	3	10921	N	N	27044 190TH AV SE
003	776040	0770	10/7/03	\$216,900	1390	290	7	1994	3	7225	N	N	22028 SE 271ST ST
003	864821	0090	4/26/04	\$215,500	1390	0	7	1985	3	6071	N	N	19013 SE 260TH ST
003	940656	0120	2/19/04	\$219,950	1390	0	7	1996	3	6500	N	N	21314 SE 280TH ST
003	940656	0140	11/5/04	\$235,000	1390	0	7	1996	3	8151	N	N	21314 SE 280TH ST
003	154580	1120	1/7/03	\$189,000	1390	0	7	1997	3	8442	N	N	25836 185TH PL SE
003	412380	0310	1/21/03	\$211,000	1400	0	7	1986	3	5028	N	N	18854 SE 265TH ST
003	154580	6530	10/31/03	\$221,000	1410	0	7	1983	4	8000	N	N	19636 SE 259TH ST
003	154580	7330	9/13/04	\$229,950	1410	0	7	1989	4	8967	N	N	18701 SE 268TH ST
003	154580	8945	7/24/04	\$234,000	1410	0	7	1989	3	8288	N	N	17655 SE 267TH PL
003	221590	1760	5/19/04	\$215,000	1410	0	7	1992	3	7000	N	N	22737 SE 266TH ST
003	337000	0035	7/7/03	\$255,500	1410	1100	7	1975	4	11341	N	N	18326 SE 259TH CT
003	221590	1280	8/25/04	\$225,000	1410	0	7	1993	3	7700	N	N	26245 235TH AV SE
003	221590	1280	5/7/03	\$210,000	1410	0	7	1993	3	7700	N	N	23412 SE 263RD PL
003	940645	0070	6/21/04	\$265,500	1414	730	7	1998	3	7854	N	N	23223 SE 248TH ST
003	221590	2040	4/25/03	\$227,000	1420	0	7	2002	3	44837	N	N	23404 SE 267TH PL
003	259173	0180	3/20/03	\$199,500	1420	0	7	1994	3	6113	N	N	19724 SE 266TH PL
003	856200	0290	11/10/03	\$206,950	1420	0	7	1985	3	9332	N	N	26309 235TH AV SE
003	940658	0030	7/10/03	\$205,000	1420	0	7	1994	3	6846	N	N	26219 235TH AV SE
003	940658	0140	7/24/03	\$192,000	1420	0	7	1994	3	9191	N	N	25926 232ND CT SE
003	127400	0170	1/14/03	\$185,000	1430	0	7	1967	3	12864	N	N	19450 SE 267TH ST
003	417850	0380	4/10/03	\$209,950	1430	0	7	1990	3	6500	N	N	26504 218TH AV SE
003	856200	0140	4/7/04	\$202,500	1430	0	7	1984	3	7200	N	N	18914 SE 270TH ST
003	154580	4050	5/20/04	\$211,450	1450	0	7	1989	3	11637	N	N	25848 193RD PL SE
003	154580	4280	9/8/04	\$268,000	1450	1310	7	1979	4	8606	N	N	21815 SE 239TH ST
003	417850	0700	8/16/04	\$210,000	1450	0	7	1990	3	6966	N	N	26030 LAKE WILDERNESS COUNTRY C DR SE
003	864821	0110	1/23/03	\$180,000	1450	0	7	1985	3	6071	N	N	26911 176TH PL SE
003	864821	0760	7/20/04	\$218,000	1450	0	7	1985	3	7377	N	N	25839 201ST AV SE
003	179635	0090	8/6/04	\$221,450	1450	0	7	1979	4	12800	N	N	24909 230TH WY SE
003	179635	0090	8/11/03	\$208,000	1450	0	7	1979	4	12800	N	N	24930 234TH PL SE

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Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	2450	7/27/04	\$224,950	1460	370	7	1989	3	7875	N	N	18514 SE 263RD ST
003	154580	6080	6/20/03	\$187,500	1460	0	7	1976	4	10560	N	N	19241 SE 269TH ST
003	179642	0010	3/24/04	\$275,500	1460	950	7	1995	3	6780	N	N	27718 214TH AV SE
003	179642	0060	7/8/03	\$255,000	1460	950	7	1995	3	8703	N	N	23027 SE 245TH PL
003	154580	0840	10/7/04	\$230,000	1470	0	7	1988	3	7540	N	N	19430 SE 266TH ST
003	154580	8150	8/25/03	\$206,950	1470	0	7	1987	3	8300	N	N	19800 SE 263RD PL
003	179637	0290	2/17/04	\$222,000	1470	0	7	1990	3	7211	N	N	21841 SE 268TH ST
003	252531	0350	8/14/04	\$215,000	1470	0	7	1980	4	12500	N	N	21234 SE 271ST ST
003	291662	0260	8/4/03	\$215,000	1470	0	7	1989	3	9459	N	N	25600 LAKE WILDERNESS PL
003	412380	0150	12/16/04	\$250,000	1470	0	7	1985	3	7713	N	N	19989 SE 259TH CT
003	776040	1040	9/23/03	\$213,000	1470	0	7	1996	3	8917	N	N	26223 192ND PL SE
003	412700	0180	5/20/04	\$239,950	1476	0	7	1996	3	6500	N	N	21647 SE 266TH ST
003	154580	3150	6/20/03	\$195,000	1480	0	7	1991	3	7930	N	N	26110 193RD PL SE
003	412380	0540	10/6/04	\$255,000	1480	0	7	1985	3	6437	N	N	26539 221ST AV SE
003	154580	4730	6/11/03	\$190,000	1490	0	7	1990	3	9870	N	N	22019 SE 268TH ST
003	179636	1210	12/27/04	\$238,300	1490	0	7	1987	4	6883	N	N	21635 SE 268TH ST
003	179637	0410	8/6/04	\$229,950	1490	0	7	1990	3	7200	N	N	26023 193RD PL SE
003	179637	0930	11/21/03	\$225,000	1490	0	7	1990	3	8102	N	N	19439 SE 267TH ST
003	412380	0410	7/9/04	\$262,500	1490	0	7	1988	3	7205	N	N	19049 SE 270TH ST
003	864822	0160	8/11/04	\$218,000	1490	0	7	1988	3	10601	N	N	21831 SE 271ST PL
003	154580	3640	10/29/03	\$194,750	1500	0	7	1987	3	7930	N	N	26217 192ND PL SE
003	412380	0430	5/21/03	\$219,500	1500	0	7	1986	3	7484	N	N	21854 SE 268TH ST
003	154580	3650	4/22/03	\$194,000	1510	0	7	1984	3	7930	N	N	26106 192ND PL SE
003	154580	4980	5/13/04	\$211,500	1510	0	7	1989	3	6900	N	N	26514 186TH PL SE
003	154580	0430	7/1/03	\$193,600	1520	0	7	1987	3	14033	N	N	18720 SE 268TH ST
003	154580	4390	11/19/04	\$220,000	1520	0	7	1986	3	6500	N	N	21616 SE 239TH ST
003	680700	0220	11/29/04	\$319,950	1520	0	7	1979	3	11834	Y	Y	26610 231ST PL SE
003	179670	0250	4/14/04	\$222,500	1520	0	7	2001	3	5122	N	N	21516 SE 250TH ST
003	414245	0090	7/14/04	\$246,500	1520	0	7	2004	3	3600	N	N	26021 216TH PL SE
003	414245	0130	8/17/04	\$246,500	1520	0	7	2004	3	3600	N	N	23035 SE 263RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	414245	0170	7/16/04	\$246,500	1520	0	7	2004	3	3606	N	N	23418 SE 250TH PL
003	414245	0210	7/26/04	\$248,500	1520	0	7	2004	3	3600	N	N	24903 234TH PL SE
003	414245	0610	11/18/04	\$248,500	1520	0	7	2004	3	3600	N	N	20021 SE 260TH PL
003	127400	0160	4/28/03	\$185,000	1530	0	7	1967	3	13300	N	N	19445 SE 266TH ST
003	154580	3790	12/18/03	\$206,000	1530	0	7	1987	3	7931	N	N	19312 SE 270TH PL
003	154580	4460	10/6/03	\$195,000	1530	0	7	1987	3	9362	N	N	19411 SE 264TH ST
003	179635	1131	5/3/04	\$220,000	1530	0	7	1989	3	10129	N	N	27939 214TH AV SE
003	179637	0200	11/10/04	\$235,000	1530	0	7	1990	3	7378	N	N	21636 SE 268TH ST
003	680700	0071	3/25/03	\$249,000	1530	1350	7	1979	4	14500	N	N	26703 186TH AV SE
003	776040	0010	4/23/03	\$200,000	1530	0	7	1994	3	8076	N	N	26754 230TH PL SE
003	776040	0140	7/16/04	\$220,000	1530	0	7	1996	3	8449	N	N	21842 SE 271ST ST
003	856200	0150	9/17/03	\$205,950	1530	0	7	1984	3	7836	N	N	20216 SE 258TH ST
003	154580	1170	5/24/03	\$205,000	1540	0	7	1997	3	7772	N	N	26751 234TH AV SE
003	154580	2610	4/25/03	\$209,990	1540	0	7	2003	3	8125	N	N	19848 SE 267TH PL
003	179637	0870	10/22/03	\$218,000	1540	0	7	1992	3	8608	N	N	19217 SE 269TH ST
003	179637	1050	6/24/04	\$227,500	1540	0	7	1990	3	8366	N	N	22717 SE 264TH PL
003	302206	9083	9/11/03	\$192,000	1540	0	7	1963	3	21273	N	N	21833 SE 267TH ST
003	864820	0130	7/3/03	\$205,900	1550	0	7	1983	3	7015	N	N	21303 SE 271ST ST
003	154580	4360	7/9/04	\$229,000	1560	0	7	1964	4	6500	N	N	21724 SE 238TH ST
003	154580	5450	8/10/03	\$199,950	1560	0	7	1988	3	7500	N	N	17646 SE 266TH PL
003	154580	6180	5/28/03	\$204,950	1560	0	7	1997	3	11880	N	N	19447 SE 266TH ST
003	179637	0530	5/8/03	\$206,950	1560	0	7	1990	3	7456	N	N	17618 SE 268TH PL
003	415630	0080	6/18/03	\$195,000	1560	0	7	1980	3	9684	N	N	19019 SE 260TH ST
003	776040	0200	12/30/04	\$239,900	1560	0	7	1994	3	9049	N	N	22023 271ST PL SE
003	776040	0730	10/2/03	\$212,000	1560	0	7	1994	3	9079	N	N	26544 175TH AV SE
003	865144	3300	3/17/04	\$197,950	1560	0	7	1976	4	5200	N	N	21848 SE 265TH ST
003	414245	0070	12/20/04	\$244,950	1560	0	7	2004	3	3717	N	N	21002 SE 256TH PL
003	414245	0200	12/23/04	\$244,950	1560	0	7	2004	3	3600	N	N	24827 234TH PL SE
003	414245	0650	12/22/04	\$244,950	1560	0	7	2004	3	3600	N	N	20204 SE 261ST CT
003	417850	0370	8/22/03	\$216,000	1560	0	7	1990	3	7454	N	N	24919 234TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	2240	6/29/04	\$229,950	1570	1510	7	1972	4	8761	N	N	26614 TIMBERLANE DR SE
003	154580	3580	5/19/03	\$192,450	1570	0	7	1988	3	7930	N	N	25423 213TH AV SE
003	154580	5650	6/5/03	\$190,000	1570	0	7	1987	3	7560	N	N	19026 SE 266TH ST
003	154580	8600	3/1/04	\$225,000	1570	0	7	1986	4	8100	N	N	22015 SE 271ST PL
003	259173	0170	6/28/04	\$220,000	1570	0	7	1994	3	7049	N	N	19831 SE 267TH PL
003	365480	0100	10/13/04	\$243,450	1570	0	7	1994	3	5888	N	N	19907 SE 260TH CT
003	221590	1200	4/2/04	\$235,000	1580	0	7	1992	3	7480	N	N	18712 SE 262ND ST
003	221590	1830	2/27/03	\$210,000	1580	0	7	1992	3	8038	N	N	22725 SE 266TH ST
003	864820	0070	5/1/03	\$190,000	1580	0	7	1983	3	9487	N	N	26518 214TH AV SE
003	940656	0010	6/25/04	\$241,000	1580	0	7	1996	3	6128	N	N	23622 SE 267TH PL
003	940656	0050	2/21/03	\$225,000	1580	0	7	1996	3	5997	N	N	23616 SE 267TH PL
003	940656	0180	6/14/04	\$238,500	1580	0	7	1996	3	8397	N	N	25011 214TH PL SE
003	154580	4170	11/5/03	\$209,000	1590	0	7	1986	3	7500	N	N	19142 SE 261ST PL
003	154580	4800	12/31/03	\$216,000	1590	0	7	1986	4	8540	N	N	26708 191ST PL SE
003	154580	5080	11/17/04	\$236,800	1590	0	7	1990	3	7500	N	N	21860 SE 268TH ST
003	179637	0420	3/8/04	\$212,000	1590	0	7	1990	3	7251	N	N	17648 SE 268TH PL
003	179637	0800	6/11/03	\$220,000	1590	0	7	1990	3	8925	N	N	20213 SE 258TH ST
003	221590	1660	8/22/03	\$228,900	1590	0	7	1994	3	6884	N	N	25816 186TH PL SE
003	776040	0300	9/16/04	\$254,000	1590	0	7	1994	3	8748	N	N	18800 SE 262ND ST
003	856200	0050	11/24/04	\$225,000	1590	0	7	1983	3	6245	N	N	26218 192ND PL SE
003	179642	0080	5/6/03	\$219,500	1590	0	7	1995	3	7607	N	N	23416 SE 262ND ST
003	154580	6050	9/16/03	\$209,000	1600	0	7	1987	3	11250	N	N	23417 SE 269TH ST
003	415630	0220	8/27/03	\$186,600	1600	0	7	1980	3	9604	N	N	27901 212TH PL SE
003	144130	0050	2/9/04	\$224,000	1610	0	7	1994	3	7910	N	N	19505 SE 261ST ST
003	144130	0130	11/16/04	\$276,000	1610	0	7	1994	3	8544	N	N	19517 SE 261ST ST
003	154580	3445	7/3/03	\$189,000	1610	0	7	1990	3	7930	N	N	19801 SE 265TH ST
003	221590	0560	6/19/04	\$239,500	1610	0	7	1992	3	6910	N	N	24847 208TH AV SE
003	221590	0590	9/23/03	\$231,500	1610	0	7	1992	3	7832	N	N	19451 SE 261ST ST
003	865144	3330	9/22/04	\$222,000	1610	0	7	1976	4	5200	N	N	23035 SE 245TH PL
003	864810	0060	9/9/03	\$229,000	1610	0	7	1998	3	8165	N	N	23235 SE 267TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	414245	0040	6/14/04	\$253,500	1610	0	7	2004	3	5024	N	N	21415 SE 258TH ST
003	414245	0120	11/22/04	\$244,950	1610	0	7	2004	3	3600	N	N	24822 234TH PL SE
003	414245	0220	12/1/04	\$244,950	1610	0	7	2004	3	3431	N	N	24907 234TH PL SE
003	414245	0590	12/7/04	\$237,500	1610	0	7	2004	3	3823	N	N	20015 SE 260TH PL
003	414245	0630	12/9/04	\$240,000	1610	0	7	2004	3	3600	N	N	25920 232ND CT SE
003	154580	1260	5/30/03	\$212,829	1620	0	7	1989	3	7686	N	N	18022 SE 265TH PL
003	412381	0020	9/19/03	\$229,900	1620	0	7	1999	3	6767	N	N	21118 SE 278TH PL
003	680700	0030	7/11/03	\$239,000	1620	0	7	2003	3	16350	N	N	26450 186TH CT SE
003	154580	0800	2/20/04	\$225,000	1630	0	7	1984	3	7540	N	N	19466 SE 266TH ST
003	179637	0560	8/14/03	\$221,000	1630	0	7	1990	3	6825	N	N	17530 SE 268TH PL
003	221590	0050	7/21/03	\$223,245	1630	0	7	1992	3	7810	N	N	21624 SE 237TH ST
003	221590	0330	10/3/03	\$220,000	1630	0	7	1992	3	6734	N	N	25016 222ND CT SE
003	417850	0670	1/21/03	\$214,999	1630	0	7	1990	3	7800	N	N	21109 SE 278TH PL
003	864821	0460	10/1/03	\$203,900	1630	0	7	1985	3	7499	N	N	21914 SE 239TH ST
003	940652	1210	4/19/04	\$249,900	1630	0	7	1997	3	11922	N	N	24325 226TH AV SE
003	154580	1870	7/27/04	\$231,000	1640	0	7	1999	3	7116	N	N	26417 TIMBERLANE DR SE
003	154580	4320	1/21/04	\$208,000	1640	0	7	1997	3	7500	N	N	21833 SE 239TH ST
003	179637	0040	5/23/03	\$220,000	1640	0	7	1990	3	7350	N	N	22018 SE 267TH ST
003	417850	0730	10/20/04	\$246,000	1640	0	7	1989	3	7867	N	N	19111 SE 271ST CT
003	940652	0040	3/24/03	\$223,500	1646	0	7	1996	3	8479	N	N	23116 SE 246TH PL
003	940652	0060	6/21/04	\$247,550	1646	0	7	1996	3	13317	N	N	21119 SE 256TH PL
003	940652	0200	8/27/03	\$232,500	1646	0	7	1996	3	7989	N	N	21638 SE 239TH PL
003	940652	0700	5/16/03	\$240,000	1646	0	7	1995	3	8351	N	N	26619 231ST PL SE
003	940652	0910	7/12/04	\$246,550	1646	0	7	1995	3	8276	N	N	26785 231ST PL SE
003	940652	1110	10/20/04	\$261,999	1646	0	7	1996	3	8887	N	N	26433 197TH PL SE
003	940652	1160	5/14/04	\$248,425	1646	0	7	1995	3	9857	N	N	22427 SE 244TH ST
003	154580	3520	9/3/03	\$205,000	1650	0	7	1989	3	7930	N	N	21814 SE 237TH ST
003	154580	8140	12/22/04	\$228,600	1650	0	7	2001	3	8100	N	N	19421 SE 267TH ST
003	179620	0020	6/26/03	\$212,000	1650	0	7	1977	4	8905	N	N	23414 SE 269TH ST
003	179620	0600	2/18/04	\$209,950	1650	0	7	1977	3	10500	N	N	23114 SE 267TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865144	1910	2/19/03	\$171,900	1650	0	7	1977	3	5475	N	N	21625 SE 271ST PL
003	940652	0070	3/18/03	\$217,500	1654	0	7	1996	3	12914	N	N	17613 SE 268TH PL
003	940652	0430	1/23/04	\$214,000	1654	0	7	1994	3	8491	N	N	26554 218TH AV SE
003	940652	0510	3/18/03	\$243,500	1654	0	7	1994	3	9522	N	N	26646 214TH AV SE
003	940652	0690	3/4/03	\$236,000	1654	0	7	1994	3	7625	N	N	26436 231ST PL SE
003	940652	1020	3/10/03	\$238,000	1654	0	7	1996	3	9790	N	N	24516 230TH CT SE
003	940652	1050	11/4/04	\$258,900	1654	0	7	1994	3	8068	N	N	27416 208TH AV SE
003	940652	1120	6/22/04	\$257,950	1654	0	7	1996	3	8515	N	N	22403 SE 244TH ST
003	154580	2960	9/12/03	\$207,000	1660	0	7	1990	3	7930	N	N	26202 193RD PL SE
003	154580	8830	5/7/03	\$215,000	1660	0	7	2003	3	7500	N	N	19803 SE 263RD PL
003	179636	1090	8/18/04	\$228,300	1660	0	7	1987	3	7280	N	N	27001 176TH PL SE
003	221590	0510	9/2/03	\$230,000	1660	0	7	1992	3	7000	N	N	21625 SE 266TH PL
003	417850	0270	6/11/03	\$222,000	1660	0	7	1990	3	6193	N	N	24920 234TH PL SE
003	076650	0040	1/30/03	\$196,000	1670	0	7	1979	4	24052	N	N	26838 194TH AV SE
003	127450	0540	2/20/04	\$204,950	1670	0	7	1968	3	9680	N	N	26137 195TH PL SE
003	417850	0140	8/26/03	\$225,000	1670	0	7	1990	3	6801	N	N	21656 SE 270TH ST
003	379350	0750	8/13/03	\$231,230	1670	0	7	2003	3	6966	N	N	27735 214TH AV SE
003	379350	0800	9/19/03	\$229,355	1670	0	7	2003	3	6899	N	N	27805 212TH PL SE
003	025200	0880	1/12/04	\$253,000	1680	0	7	1967	5	13288	N	N	26124 195TH PL SE
003	154580	1390	9/10/03	\$219,900	1680	0	7	2003	3	7686	N	N	26201 200TH AV SE
003	154580	5540	12/8/03	\$205,000	1680	0	7	1989	3	7500	N	N	26125 189TH CT SE
003	154580	7050	6/3/04	\$238,000	1680	0	7	2002	3	7954	N	N	18616 SE 265TH ST
003	179635	0520	3/24/03	\$195,700	1680	0	7	1983	3	7150	N	N	26211 189TH PL SE
003	179637	0570	6/16/03	\$222,500	1680	0	7	1990	3	7437	N	N	25815 201ST AV SE
003	179641	0020	5/28/03	\$212,500	1680	0	7	1994	3	6528	N	N	26616 TIMBERLANE DR SE
003	864822	0090	5/22/03	\$205,000	1680	0	7	1988	3	9954	N	N	25918 232ND CT SE
003	154580	0870	5/24/04	\$230,000	1690	570	7	1980	3	7181	N	N	19402 SE 264TH ST
003	154580	3330	7/9/04	\$228,550	1690	0	7	2004	3	7930	N	N	26722 232ND AV SE
003	379350	1390	9/25/03	\$222,860	1690	0	7	2003	3	17383	N	N	23020 SE 248TH PL
003	154580	0060	7/21/03	\$300,000	1700	340	7	1987	3	6900	Y	N	26644 TIMBERLANE DR SE

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	154580	2630	8/26/03	\$194,900	1700	0	7	1989	3	8125	N	N	19250 SE 268TH ST
003	412380	0380	3/14/03	\$237,500	1700	0	7	1986	3	6156	N	N	22432 SE 244TH ST
003	154580	0491	7/12/04	\$237,000	1700	0	7	1999	3	8113	N	N	24720 233RD PL SE
003	025200	0010	7/9/03	\$245,000	1710	0	7	1987	4	14652	N	N	21631 SE 271ST PL
003	221590	0790	5/28/03	\$220,000	1710	0	7	1993	3	7079	N	N	23322 SE 264TH ST
003	221590	0870	7/25/03	\$229,500	1710	0	7	1993	3	8602	N	N	21230 SE 271ST PL
003	808165	0030	1/27/04	\$230,000	1710	0	7	1997	3	8795	N	N	24444 SE 244TH ST
003	808165	0190	10/14/03	\$228,000	1710	0	7	1996	3	7278	N	N	27819 215TH PL SE
003	808165	0210	9/20/04	\$269,950	1710	0	7	1996	3	6647	N	N	27946 214TH AV SE
003	808165	0280	3/1/04	\$225,000	1710	0	7	1996	3	6424	N	N	26509 236TH PL SE
003	808165	0420	7/12/04	\$254,950	1710	0	7	1997	3	7374	N	N	23615 SE 267TH PL
003	808165	0240	3/24/03	\$224,900	1710	0	7	1996	3	6099	N	N	23628 SE 267TH PL
003	179637	0030	4/29/04	\$232,000	1720	0	7	1990	3	7350	N	N	21828 SE 271ST ST
003	221590	0750	4/8/04	\$234,950	1720	0	7	1993	3	6344	N	N	27005 218TH AV SE
003	322206	9039	4/15/04	\$454,900	1720	1720	7	1978	3	375487	N	N	22228 SE 250TH ST
003	365480	0060	6/2/03	\$223,500	1720	0	7	1993	3	5840	N	N	26129 200TH AV SE
003	417850	0400	7/24/03	\$217,000	1720	0	7	1990	3	7346	N	N	25821 187TH AV SE
003	864822	0250	2/18/03	\$229,000	1720	0	7	1989	3	9600	N	N	26121 220TH PL SE
003	154580	2790	3/20/03	\$210,000	1730	0	7	1989	3	8162	N	N	19429 SE 265TH ST
003	154580	4210	5/20/03	\$231,000	1730	0	7	1997	3	8125	N	N	19220 SE 263RD ST
003	417850	0120	5/11/04	\$254,950	1730	0	7	1990	4	7040	N	N	26729 232ND AV SE
003	417850	0760	5/3/04	\$239,000	1730	0	7	1989	3	8082	N	N	25914 201ST CT SE
003	865144	1080	12/22/03	\$190,000	1730	0	7	1977	3	6804	N	N	21704 SE 255TH PL
003	154580	3600	6/27/03	\$218,500	1740	0	7	1999	3	8336	N	N	17341 SE 265TH ST
003	154580	4840	11/7/03	\$212,000	1740	0	7	1989	3	7500	N	N	26707 191ST PL SE
003	179635	0530	3/25/03	\$197,000	1740	0	7	1983	3	7150	N	N	19909 SE 261ST CT
003	221590	0280	1/14/03	\$205,000	1740	0	7	1992	3	8412	N	N	22121 SE 250TH ST
003	179636	0360	2/17/04	\$211,000	1750	0	7	1987	3	8400	N	N	26021 186TH PL SE
003	154580	3570	9/21/04	\$237,000	1760	0	7	1989	3	7930	N	N	25415 213TH AV SE
003	292206	9007	8/14/03	\$193,000	1760	0	7	1978	4	11761	N	N	24940 LAKE WILDERNESS COUNTRY C DR SE

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	025200	0430	12/23/03	\$255,000	1770	810	7	1967	4	15120	N	N	21611 SE 266TH ST
003	085100	0030	5/11/04	\$257,000	1770	0	7	2001	3	6741	N	N	26617 201ST PL SE
003	085100	0170	5/18/04	\$241,000	1770	0	7	2001	3	6528	N	N	23414 S 251ST PL
003	179670	0100	7/10/03	\$241,150	1770	0	7	2001	3	6101	N	N	23414 S 251ST PL
003	179670	0200	2/20/04	\$240,000	1770	0	7	2001	3	4815	N	N	26810 216TH AV SE
003	379350	0870	4/28/04	\$244,000	1770	0	7	2001	3	7140	N	N	22350 SE 255TH ST
003	127450	0340	9/9/04	\$215,000	1780	0	7	1968	4	10000	N	N	18863 SE 269TH ST
003	144271	0160	12/15/04	\$265,000	1780	0	7	1980	3	16293	N	N	19644 SE 260TH ST
003	154580	2100	4/14/03	\$218,000	1780	0	7	1987	3	7332	N	N	19645 SE 259TH ST
003	154580	6190	2/11/03	\$209,000	1780	0	7	1988	3	11580	N	N	19432 SE 267TH ST
003	179630	0060	8/20/03	\$214,000	1780	0	7	1971	3	5700	N	N	26709 227TH AV SE
003	414245	0250	7/28/04	\$256,500	1790	0	7	2004	3	4063	N	N	25017 234TH PL SE
003	414245	0300	7/22/04	\$263,950	1790	0	7	2004	3	5095	N	N	24911 234TH PL SE
003	864821	0070	5/6/04	\$247,000	1810	0	7	1985	3	7454	N	N	20407 SE 261ST PL
003	864821	0070	4/29/03	\$234,000	1810	0	7	1985	3	7454	N	N	25321 232ND AV SE
003	154580	1990	1/22/03	\$215,000	1830	0	7	1989	3	8170	N	N	17421 SE 266TH PL
003	417850	0530	12/11/03	\$217,000	1830	0	7	1990	3	7061	N	N	27724 211TH AV SE
003	417850	0540	3/17/03	\$215,000	1830	0	7	1990	3	7366	N	N	21108 SE 278TH ST
003	417850	0020	4/26/04	\$237,500	1840	0	7	1990	3	7270	N	N	19925 SE 266TH ST
003	154580	2460	6/22/03	\$202,000	1860	0	7	1989	3	7875	N	N	26642 TIMBERLANE DR SE
003	221590	1980	11/18/04	\$259,950	1860	0	7	1994	3	6793	N	N	26424 187TH AV SE
003	412380	0370	6/14/03	\$251,300	1860	0	7	1986	3	6906	N	N	25915 232ND CT SE
003	154580	5210	3/12/03	\$224,550	1870	0	7	1996	3	7500	N	N	17645 SE 267TH PL
003	154580	5960	10/7/04	\$232,500	1880	0	7	1988	3	8820	Y	N	26601 188TH AV SE
003	154580	4580	4/23/04	\$224,500	1890	0	7	1987	3	8125	N	N	25833 193RD PL SE
003	379350	0020	1/16/03	\$232,228	1890	0	7	2003	3	5677	N	N	25857 201ST AV SE
003	379350	0050	7/14/03	\$234,142	1890	0	7	2003	3	6300	N	N	25513 212TH PL SE
003	379350	0160	6/16/04	\$259,000	1890	0	7	2003	3	6560	N	N	21615 SE 248TH ST
003	379350	0280	11/16/04	\$279,950	1890	0	7	2002	3	6460	N	N	22044 SE 271ST PL
003	379350	0740	6/6/03	\$236,566	1890	0	7	2003	3	7346	N	N	23409 SE 261ST ST

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	379350	0760	9/1/03	\$227,870	1890	0	7	2003	3	7557	N	N	24520 231ST AV SE
003	379350	0790	10/22/03	\$234,284	1890	0	7	2003	3	6070	N	N	23825 216TH PL SE
003	379350	0830	9/1/03	\$253,250	1890	0	7	2001	3	6324	N	N	26020 225TH CT SE
003	379350	0860	9/19/03	\$248,895	1890	0	7	2003	3	7328	N	N	18811 SE 270TH ST
003	379350	1140	5/14/03	\$258,471	1890	0	7	2003	3	7103	N	N	26127 201ST PL SE
003	379350	1190	6/6/03	\$258,366	1890	0	7	2003	3	6468	N	N	26030 227TH PL SE
003	379350	1420	5/20/03	\$260,658	1890	0	7	2003	3	7149	N	N	22571 SE 261ST ST
003	414245	0030	10/4/04	\$265,500	1890	0	7	2004	3	3953	N	N	23514 SE 254TH ST
003	414245	0080	7/22/04	\$265,500	1890	0	7	2004	3	3600	N	N	20519 SE 261ST PL
003	414245	0150	8/12/04	\$263,500	1890	0	7	2004	3	3600	N	N	26717 213TH PL SE
003	414245	0660	11/24/04	\$267,500	1890	0	7	2004	3	3600	N	N	20220 SE 261ST CT
003	379350	0810	4/27/04	\$248,450	1890	0	7	2003	3	6453	N	N	24949 230TH PL SE
003	379350	0810	10/15/03	\$230,385	1890	0	7	2003	3	6453	N	N	23403 SE 262ND ST
003	005030	0070	12/15/03	\$252,950	1900	0	7	2004	3	7002	N	N	22723 SE 263RD CT
003	005030	0280	12/23/03	\$255,950	1900	0	7	2003	3	8614	N	N	25923 232ND CT SE
003	005030	0370	8/10/04	\$262,950	1900	0	7	2004	3	8408	N	N	20511 SE 261ST PL
003	312206	9054	6/28/04	\$267,300	1910	200	7	1944	3	43560	N	N	26401 233RD AV SE
003	379350	1170	6/4/03	\$242,086	1910	0	7	2003	3	6095	N	N	18819 SE 271ST CT
003	856200	0090	6/17/04	\$238,500	1930	0	7	1987	3	6700	N	N	26201 193RD PL SE
003	940655	0060	4/20/04	\$256,950	1930	0	7	1994	3	7862	N	N	26007 232ND PL SE
003	940655	0100	11/15/04	\$263,950	1930	0	7	1993	3	8458	N	N	26303 235TH AV SE
003	179639	0190	4/27/04	\$246,000	1950	0	7	1992	3	7000	N	N	27792 213TH CT SE
003	292206	9157	9/17/03	\$329,950	1950	0	7	1985	3	47480	N	N	18723 SE 258TH ST
003	511615	0170	10/27/04	\$275,000	1950	0	7	1995	3	6108	N	N	22010 SE 260TH PL
003	292206	9190	4/29/04	\$288,000	1952	0	7	1999	3	55756	N	N	27036 200TH AV SE
003	154580	4190	7/2/03	\$222,500	1970	0	7	1987	3	10099	N	N	19137 SE 261ST PL
003	154580	7190	2/13/04	\$227,000	1970	0	7	1978	3	17132	N	N	26660 TIMBERLANE DR SE
003	292206	9093	10/10/03	\$334,000	1970	1100	7	1960	4	111078	N	N	26627 221ST AV SE
003	864810	0100	7/21/04	\$265,000	1970	0	7	1998	3	8852	N	N	22736 SE 266TH ST
003	864810	0130	7/8/04	\$267,950	1970	0	7	1998	3	6291	N	N	22736 SE 266TH ST

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Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940652	0100	9/25/03	\$260,000	1975	0	7	1996	3	13641	N	N	26813 204TH AV SE
003	940652	0210	7/18/03	\$255,000	1975	0	7	1996	3	8538	N	N	26338 200TH AV SE
003	940652	0330	5/5/04	\$269,500	1975	0	7	1995	3	8191	N	N	23423 SE 251ST PL
003	940652	0520	4/23/04	\$262,000	1975	0	7	1994	3	9522	N	N	25919 LAKE WILDERNESS COUNTRY C DR SE
003	940652	0530	6/25/04	\$270,000	1975	0	7	1995	3	12061	N	N	20136 SE 266TH ST
003	940652	0590	3/13/03	\$225,000	1975	0	7	1994	3	8811	N	N	26624 201ST PL SE
003	940652	0740	3/25/03	\$233,000	1975	0	7	1995	3	8468	N	N	22812 SE 265TH PL
003	940652	0750	7/25/03	\$253,560	1975	0	7	1995	3	7637	N	N	22804 SE 265TH PL
003	940652	0780	3/26/04	\$267,200	1975	0	7	1995	3	8692	N	N	22911 SE 266TH ST
003	940652	0850	9/14/04	\$275,000	1975	0	7	1995	3	9158	N	N	22824 SE 267TH PL
003	940652	1130	10/31/03	\$256,000	1975	0	7	1995	3	7810	N	N	22409 SE 244TH ST
003	511326	0400	5/22/03	\$229,000	1980	0	7	1991	3	6854	N	N	27903 166TH AV SE
003	856200	0280	6/16/03	\$222,000	1980	0	7	1984	3	8579	N	N	26302 187TH CT SE
003	414245	0020	10/13/04	\$268,500	1990	0	7	2004	3	3612	N	N	23524 SE 254TH ST
003	414245	0050	5/24/04	\$266,500	1990	0	7	2004	3	3496	N	N	27518 208TH AV SE
003	414245	0100	7/26/04	\$266,500	1990	0	7	2004	3	3600	N	N	25316 232ND AV SE
003	414245	0580	12/23/04	\$266,725	1990	0	7	2004	3	3600	N	N	20024 SE 260TH PL
003	414245	0600	9/24/04	\$268,500	1990	0	7	2004	3	3600	N	N	20019 SE 260TH PL
003	414245	0620	10/12/04	\$270,000	1990	0	7	2004	3	3600	N	N	26220 235TH AV SE
003	414245	0670	8/19/04	\$266,500	1990	0	7	2004	3	3600	N	N	20211 SE 261ST CT
003	221590	0080	6/10/04	\$269,999	2000	0	7	1992	3	12551	N	N	26236 222ND PL SE
003	221590	0470	9/19/03	\$238,400	2000	0	7	1992	3	6958	N	N	26626 199TH PL SE
003	221590	0540	9/19/03	\$233,000	2000	0	7	1992	3	7837	N	N	21638 SE 271ST PL
003	221590	0620	6/26/03	\$242,000	2000	0	7	1992	3	7466	N	N	21642 SE 268TH ST
003	221590	0780	10/22/03	\$245,000	2000	0	7	1993	3	6110	N	N	26217 190TH PL SE
003	808165	0050	11/22/04	\$287,500	2000	0	7	1997	3	10559	N	N	22424 SE 244TH ST
003	808165	0080	3/17/04	\$256,500	2000	0	7	1997	3	9102	N	N	21529 SE 280TH ST
003	808165	0160	1/2/04	\$248,000	2000	0	7	1996	3	5878	N	N	21520 SE 280TH ST
003	808165	0250	3/11/03	\$241,500	2000	0	7	1996	3	6003	N	N	24442 224TH AV SE
003	808165	0260	9/16/04	\$280,500	2000	0	7	1996	3	5580	N	N	20028 SE 267TH PL

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	221590	0490	3/18/04	\$259,950	2000	0	7	1992	3	7000	N	N	23031 SE 263RD ST
003	221590	0490	5/9/03	\$234,500	2000	0	7	1992	3	7000	N	N	20906 SE 268TH ST
003	808165	0310	5/28/03	\$243,500	2000	0	7	1997	3	5821	N	N	23561 SE 267TH CT
003	259173	0110	1/27/03	\$225,000	2030	0	7	1994	3	6891	N	N	21852 SE 266TH PL
003	940656	0190	7/11/03	\$235,000	2039	0	7	1996	3	7851	N	N	26125 221ST PL SE
003	940656	0040	12/9/04	\$272,000	2039	0	7	1996	3	6000	N	N	25804 226TH PL SE
003	940656	0040	6/26/03	\$239,500	2039	0	7	1996	3	6000	N	N	21725 SE 254TH PL
003	179637	1020	6/15/04	\$253,000	2040	0	7	1992	3	8668	N	N	18554 SE 265TH ST
003	940658	0080	3/17/04	\$255,000	2040	0	7	1994	3	8117	N	N	23432 SE 262ND ST
003	940658	0110	8/24/04	\$289,950	2040	0	7	1994	3	8770	N	N	23404 SE 262ND ST
003	776040	0580	5/28/04	\$269,950	2050	0	7	1994	3	25297	N	N	21330 SE 280TH ST
003	511615	0050	7/31/03	\$245,000	2050	0	7	1996	3	5641	N	N	22721 SE 264TH PL
003	864810	0150	8/22/03	\$255,950	2050	0	7	1998	3	8968	N	N	20808 SE 271ST ST
003	154580	1430	12/15/03	\$225,000	2060	0	7	1989	3	7545	N	N	19618 SE 264TH CT
003	864821	0500	2/25/04	\$222,500	2070	0	7	1988	3	8639	N	N	21914 SE 239TH ST
003	776040	0270	8/19/04	\$272,950	2100	0	7	1994	3	8548	N	N	25927 185TH PL SE
003	379350	1180	10/1/03	\$270,885	2100	0	7	2003	3	6079	N	N	26005 225TH CT SE
003	415630	0620	10/13/04	\$340,000	2120	850	7	1990	3	9663	N	N	20002 SE 267TH PL
003	680700	0250	5/19/04	\$330,000	2130	0	7	1978	3	8313	Y	Y	22837 SE 265TH PL
003	379350	0040	2/4/03	\$244,260	2130	0	7	2003	3	7157	N	N	23410 SE 262ND ST
003	379350	0780	10/9/03	\$249,885	2130	0	7	2003	3	6969	N	N	20016 SE 267TH PL
003	379350	1070	8/4/03	\$254,859	2130	0	7	2003	3	7124	N	N	20220 SE 260TH CT
003	864810	0050	4/26/04	\$263,500	2180	0	7	1997	3	6907	N	N	21113 SE 277TH PL
003	379350	0390	6/1/03	\$254,256	2180	0	7	2003	3	6393	N	N	23322 SE 262ND ST
003	379350	0880	6/16/04	\$289,990	2180	0	7	2002	3	7383	N	N	22350 SE 255TH ST
003	005030	0010	11/13/03	\$270,950	2180	0	7	2004	3	9061	N	N	24807 231ST AV SE
003	005030	0030	11/17/03	\$276,601	2180	0	7	2004	3	9056	N	N	21518 SE 255TH CT
003	005030	0050	12/16/03	\$277,162	2180	0	7	2004	3	8841	N	N	25901 227TH PL SE
003	005030	0130	1/14/04	\$265,950	2180	0	7	2004	3	7604	N	N	23446 SE 250TH PL
003	005030	0140	5/25/04	\$290,950	2180	0	7	2004	3	8093	N	N	24902 234TH PL SE

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Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	005030	0220	4/16/04	\$289,679	2180	0	7	2004	3	9281	N	N	23310 SE 262ND ST
003	005030	0240	4/26/04	\$304,436	2180	0	7	2004	3	9520	N	N	26226 235TH AV SE
003	005030	0290	6/8/04	\$309,500	2180	0	7	2004	3	7807	N	N	25208 217TH PL SE
003	005030	0380	8/17/04	\$290,824	2180	0	7	2004	3	8961	N	N	20413 SE 261ST PL
003	005030	0390	7/13/04	\$291,006	2180	0	7	2004	3	8953	N	N	24905 231ST AV SE
003	865011	0060	11/23/04	\$269,950	2185	0	7	1991	3	6060	N	N	22223 SE 250TH ST
003	154580	3465	5/1/03	\$230,000	2230	0	7	1997	3	7930	N	N	26616 190TH AV SE
003	378310	0170	4/6/04	\$312,500	2300	0	7	1983	4	49952	N	N	26216 189TH PL SE
003	940645	0040	10/23/03	\$255,000	2330	0	7	1999	3	6045	N	N	21823 SE 249TH PL
003	378040	0060	4/14/03	\$244,000	2340	0	7	1979	4	7176	N	N	26605 190TH AV SE
003	379350	1000	2/6/03	\$274,202	2340	0	7	2003	3	6331	N	N	23231 SE 262ND CT
003	379350	0650	5/13/04	\$285,000	2390	0	7	2001	3	6808	N	N	26310 235TH AV SE
003	379350	0820	1/27/04	\$270,000	2390	0	7	2001	3	6119	N	N	23059 SE 245TH PL
003	379350	0920	7/7/03	\$279,499	2390	0	7	2002	3	6441	N	N	26510 201ST CT SE
003	864810	0070	6/15/04	\$301,500	2470	0	7	1997	3	8523	N	N	22743 SE 266TH ST
003	864810	0190	10/6/03	\$266,000	2470	0	7	1998	3	8352	N	N	21534 SE 265TH PL
003	005030	0020	9/19/03	\$293,452	2520	0	7	2003	3	8889	N	N	21020 SE 268TH ST
003	005030	0040	10/3/03	\$298,954	2520	0	7	2003	3	10858	N	N	25317 236TH CT SE
003	005030	0060	9/19/03	\$290,000	2520	0	7	2003	3	13042	N	N	25333 235TH WY SE
003	005030	0080	9/10/03	\$280,639	2520	0	7	2003	3	8090	N	N	22723 SE 263RD CT
003	005030	0100	11/21/03	\$294,870	2520	0	7	2004	3	8366	N	N	26316 235TH AV SE
003	005030	0110	12/22/03	\$304,899	2520	0	7	2004	3	8000	N	N	25933 232ND CT SE
003	005030	0150	6/16/04	\$323,000	2520	0	7	2004	3	7624	N	N	24834 234TH PL SE
003	005030	0170	6/23/04	\$307,377	2520	0	7	2004	3	8084	N	N	25005 234TH PL SE
003	005030	0210	3/10/04	\$301,017	2520	0	7	2004	3	10049	N	N	22717 SE 263RD CT
003	005030	0250	5/20/04	\$302,950	2520	0	7	2004	3	8571	N	N	23421 SE 262ND ST
003	005030	0270	4/29/04	\$302,370	2520	0	7	2004	3	9207	N	N	23422 SE 262ND ST
003	005030	0300	2/27/04	\$292,950	2520	0	7	2004	3	7318	N	N	24706 231ST AV SE
003	005030	0310	12/9/03	\$285,950	2520	0	7	2004	3	7352	N	N	22307 SE 255TH ST
003	005030	0340	5/19/04	\$304,950	2520	0	7	2004	3	9171	N	N	22709 SE 263RD CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	005030	0360	7/6/04	\$305,914	2520	0	7	2004	3	7386	N	N	20502 SE 261ST PL
003	379350	0890	3/24/04	\$306,900	2540	0	7	2001	3	7271	N	N	25132 215TH PL SE
003	379350	0770	7/30/03	\$276,780	2590	0	7	2003	3	12894	N	N	26637 201ST PL SE
003	379350	1480	7/18/03	\$307,419	2590	0	7	2003	3	8219	N	N	21616 SE 266TH PL
003	379350	0060	1/20/03	\$274,634	2610	0	7	2003	3	6300	N	N	19061 SE 272ND ST
003	379350	0330	10/23/03	\$304,950	2610	0	7	2002	3	6143	N	N	22537 SE 261ST ST
003	379350	0840	2/25/04	\$300,000	2610	0	7	2001	3	6746	N	N	22015 SE 244TH PL
003	379350	1090	6/17/03	\$289,622	2610	0	7	2003	3	7482	N	N	20126 SE 261ST CT
003	379350	1150	3/6/03	\$279,231	2610	0	7	2003	3	8059	N	N	20114 SE 260TH PL
003	379350	1160	9/8/03	\$291,370	2610	0	7	2003	3	7743	N	N	26001 SE 202ND PL
003	379350	1460	8/1/03	\$270,705	2610	0	7	2003	3	7773	N	N	21708 SE 245TH ST
003	379350	0990	2/12/03	\$313,935	2750	0	7	2003	3	6839	N	N	20025 SE 260TH PL
003	379350	1200	10/24/03	\$281,000	2750	0	7	2003	3	7528	N	N	25007 235TH CT SE
003	379350	1430	6/26/03	\$286,796	2750	0	7	2003	3	17166	N	N	21812 SE 268TH ST
003	379350	0850	7/15/04	\$308,900	3000	0	7	2001	3	6551	N	N	25739 W LAKE WILDERNESS DR SE
003	379350	1400	7/11/03	\$304,903	3000	0	7	2003	3	8584	N	N	25908 LAKE WILDERNESS COUNTRY C DR SE
003	005030	0090	2/17/04	\$317,950	3000	0	7	2003	3	10297	N	N	25739 210TH AV SE
003	005030	0160	5/4/04	\$317,950	3000	0	7	2004	3	8872	N	N	24821 234TH PL SE
003	005030	0190	4/26/04	\$343,973	3000	0	7	2004	3	9949	N	N	22714 SE 263RD CT
003	005030	0230	3/15/04	\$326,916	3000	0	7	2004	3	11391	N	N	26231 232ND PL SE
003	005030	0260	3/26/04	\$319,950	3000	0	7	2004	3	11300	N	N	23428 SE 262ND ST
003	005030	0320	3/10/04	\$319,950	3000	0	7	2004	3	7553	N	N	22726 SE 263RD CT
003	005030	0330	12/16/03	\$309,950	3000	0	7	2004	3	8986	N	N	22709 SE 263RD CT
003	005030	0350	5/25/04	\$324,950	3000	0	7	2004	3	8215	N	N	25927 215TH PL SE
003	379350	0120	9/3/04	\$324,000	3000	0	7	2003	3	6677	N	N	25919 232ND CT SE
003	379350	0120	4/8/03	\$301,722	3000	0	7	2003	3	6677	N	N	25044 235TH CT SE
003	379350	0910	9/5/03	\$315,836	3200	0	7	2003	3	7506	N	N	25902 LAKE WILDERNESS COUNTRY C DR SE
003	379350	1030	2/28/03	\$314,048	3200	0	7	2003	3	6961	N	N	26231 235TH AV SE
003	379350	1050	1/31/03	\$324,689	3200	0	7	2003	3	7545	N	N	20202 SE 260TH CT
003	379350	1080	8/22/03	\$302,280	3200	0	7	2003	3	6389	N	N	26110 201ST PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	379350	1120	6/25/03	\$331,950	3200	0	7	2001	3	7837	N	N	20207 SE 261ST CT
003	379350	1440	9/29/03	\$331,305	3200	0	7	2003	3	6721	N	N	18816 SE 270TH ST
003	379350	1470	6/13/03	\$325,497	3200	0	7	2003	3	11608	N	N	26236 197TH PL SE
003	379350	1350	1/22/03	\$342,474	3400	0	7	2003	3	7699	N	N	24713 230TH WY SE
003	379350	1410	5/5/03	\$342,111	3400	0	7	2003	3	8387	N	N	22503 SE 261ST ST
003	379350	1450	7/17/03	\$345,121	3860	0	7	2003	3	6901	N	N	25615 214TH AV SE
003	379350	1060	5/1/03	\$396,669	4130	0	7	2003	3	7617	N	N	20210 SE 260TH CT
003	379350	1110	5/20/03	\$352,500	4130	0	7	2002	3	7570	N	N	20215 SE 261ST CT
003	144280	0270	1/28/03	\$152,000	1070	0	8	1983	3	3193	N	N	21335 SE 277TH ST
003	144280	0360	9/15/03	\$140,000	1070	0	8	1981	3	3376	N	N	20213 SE 260TH CT
003	412400	0270	1/12/04	\$225,000	1130	300	8	1987	3	15023	N	N	26516 201ST CT SE
003	940660	0040	8/5/03	\$226,000	1170	380	8	1991	3	18867	N	N	22419 SE 244TH ST
003	412400	0140	11/13/03	\$242,000	1190	330	8	1987	3	15010	N	N	18851 SE 265TH ST
003	144280	0210	11/6/03	\$160,000	1240	0	8	1982	3	4074	N	N	21328 SE 277TH ST
003	144280	0310	4/21/04	\$188,000	1240	0	8	1981	3	4050	N	N	22312 SE 244TH PL
003	412400	0420	12/9/04	\$277,400	1250	340	8	1988	4	15071	N	N	22435 SE 244TH ST
003	729660	0020	6/15/04	\$433,000	1270	830	8	1982	3	16247	Y	Y	22807 SE 266TH ST
003	864780	0120	8/13/03	\$217,500	1290	0	8	1995	3	7256	N	N	20518 SE 261ST PL
003	221590	1120	12/9/04	\$282,500	1330	570	8	1992	3	7898	N	N	18533 SE 259TH PL
003	221590	1680	10/15/04	\$279,950	1330	570	8	1992	3	6887	N	N	19819 SE 267TH PL
003	940660	0010	10/21/03	\$235,000	1330	280	8	1988	3	13065	N	N	22405 SE 244TH ST
003	031830	0080	12/10/04	\$269,500	1340	600	8	1993	3	12741	N	N	26408 235TH AV SE
003	292206	9066	5/4/04	\$410,000	1340	310	8	1987	3	22220	Y	Y	26409 TIMBERLANE DR SE
003	864780	0070	5/26/04	\$252,000	1340	390	8	1990	3	7577	N	N	20930 SE 270TH ST
003	154580	6010	7/23/03	\$220,950	1360	580	8	1978	3	9450	N	N	26127 184TH CT SE
003	412400	0310	9/8/03	\$259,950	1360	640	8	1986	3	15109	N	N	22407 SE 244TH ST
003	212206	9125	3/23/04	\$341,000	1390	630	8	1978	4	111078	N	N	23402 SE 267TH ST
003	212206	9111	3/19/04	\$350,000	1410	650	8	1977	4	54885	N	N	26611 221ST PL SE
003	412400	0190	4/23/04	\$268,000	1420	480	8	1988	3	15078	N	N	21931 SE 255TH PL
003	144274	0280	6/5/03	\$250,000	1470	0	8	1987	3	13125	N	N	19405 SE 267TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	312206	9049	10/24/03	\$419,500	1470	1090	8	1972	4	164221	N	N	23404 SE 264TH ST
003	412384	0450	3/24/03	\$295,000	1470	720	8	1990	3	9554	N	N	21606 SE 257TH PL
003	292206	9166	8/11/04	\$285,000	1520	0	8	1984	3	50362	N	N	22236 SE 250TH ST
003	144280	0490	10/13/04	\$185,000	1520	0	8	1980	3	3018	N	N	20115 SE 261ST CT
003	144280	0530	6/27/03	\$171,062	1520	0	8	1982	3	2275	N	N	20108 SE 260TH PL
003	549146	0400	5/26/03	\$229,046	1520	0	8	2003	3	4050	N	N	24418 214TH AV SE
003	549146	0420	3/28/03	\$237,220	1520	0	8	2003	3	4050	N	N	22703 SE 263RD CT
003	549146	0440	1/6/03	\$239,844	1520	0	8	2002	3	4050	N	N	24805 230TH WY SE
003	549146	0480	3/26/03	\$218,693	1520	0	8	2003	3	4026	N	N	22720 SE 263RD CT
003	144280	0500	6/23/04	\$179,500	1520	0	8	1980	3	4115	N	N	22739 SE 263RD CT
003	144280	0500	2/19/03	\$169,900	1520	0	8	1980	3	4115	N	N	25804 226TH PL SE
003	412383	0130	10/22/04	\$263,000	1530	0	8	1990	3	5852	N	N	18628 SE 260TH ST
003	144271	0050	4/9/04	\$311,000	1610	550	8	1980	4	16970	N	N	19652 SE 260TH ST
003	864780	0210	4/19/04	\$227,950	1630	0	8	1991	3	10172	N	N	22208 SE 261ST PL
003	025200	0840	10/5/04	\$345,000	1640	400	8	1967	4	13770	N	N	19456 SE 261ST ST
003	412383	0370	7/8/03	\$249,900	1640	0	8	1990	3	7000	N	N	22119 SE 244TH PL
003	144273	0150	4/29/04	\$298,000	1650	0	8	1985	4	20822	N	N	19633 SE 260TH ST
003	412382	0110	5/6/04	\$252,000	1680	0	8	1988	3	6000	N	N	22718 SE 266TH ST
003	865010	0160	8/20/03	\$248,000	1680	550	8	1989	3	8190	N	N	22037 SE 269TH ST
003	412382	0460	8/2/04	\$284,000	1700	0	8	1988	3	10063	N	N	26541 222ND AV SE
003	412384	0260	12/22/04	\$270,000	1710	0	8	1993	3	7643	N	N	21226 SE 271ST ST
003	549146	0390	6/25/03	\$224,494	1730	0	8	2003	3	4109	N	N	17638 SE 269TH PL
003	549146	0410	2/4/03	\$235,440	1730	0	8	2003	3	4049	N	N	22729 SE 263RD CT
003	549146	0500	6/9/03	\$235,615	1730	0	8	2003	3	3637	N	N	25518 214TH AV SE
003	549146	0380	7/12/04	\$289,900	1730	0	8	2003	3	5127	N	N	25831 211TH AV SE
003	549146	0380	2/25/03	\$253,539	1730	0	8	2003	3	5127	N	N	26123 220TH AV SE
003	292206	9147	10/16/03	\$303,000	1740	0	8	1978	3	48351	N	N	26205 189TH PL SE
003	144280	0240	6/18/03	\$166,873	1740	0	8	1983	3	3314	N	N	27758 214TH AV SE
003	144280	0590	6/24/03	\$179,000	1740	0	8	1985	3	2455	N	N	21409 SE 268TH ST
003	549146	0020	1/26/04	\$240,000	1740	0	8	2002	3	3600	N	N	21872 SE 265TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0060	3/19/03	\$247,569	1740	0	8	2003	3	4186	N	N	23913 216TH PL SE
003	549146	0190	1/28/03	\$287,620	1740	0	8	2003	3	5254	Y	N	24924 234TH PL SE
003	549146	0210	7/1/04	\$264,000	1740	0	8	2002	3	4437	Y	N	24916 234TH PL SE
003	549146	0280	5/29/03	\$279,232	1740	0	8	2003	3	8851	N	N	25761 215TH CT SE
003	549146	0320	5/7/03	\$250,822	1740	0	8	2003	3	3600	N	N	26312 233RD AV SE
003	549146	0040	9/25/03	\$236,990	1750	0	8	2003	3	3600	N	N	25730 LAKE WILDERNESS COUNTRY C DR SE
003	549146	0120	9/11/03	\$246,990	1750	0	8	2003	3	4577	N	N	20505 SE 261ST PL
003	549146	0150	2/19/03	\$266,539	1750	0	8	2003	3	9184	Y	N	23415 SE 262ND PL
003	549146	0220	8/20/04	\$287,000	1750	0	8	2002	3	4612	Y	N	24904 234TH PL SE
003	549146	0250	5/16/03	\$249,219	1750	0	8	2003	3	6494	N	N	24925 234TH PL SE
003	549146	0340	7/18/03	\$256,000	1750	0	8	2003	3	3600	N	N	23426 SE 263RD ST
003	412382	0040	2/11/03	\$243,950	1760	0	8	1987	3	6912	N	N	26628 197TH PL SE
003	412384	0010	12/6/04	\$308,000	1760	0	8	1991	4	5752	N	N	17641 SE 269TH PL
003	549146	0010	9/25/03	\$244,990	1760	0	8	2003	3	3866	N	N	21872 SE 265TH ST
003	549146	0140	3/26/03	\$292,132	1760	0	8	2003	3	9779	Y	N	26938 176TH PL SE
003	549146	0260	6/30/03	\$311,870	1760	620	8	2003	3	6172	N	N	25021 234TH PL SE
003	549146	0290	3/18/03	\$246,557	1760	0	8	2003	3	3600	N	N	25625 214TH AV SE
003	549146	0310	7/23/03	\$251,785	1760	0	8	2003	3	3600	N	N	24606 232ND PL SE
003	221590	1540	9/3/04	\$242,500	1770	0	8	1994	3	7290	N	N	26610 221ST AV SE
003	412381	0130	8/29/03	\$237,000	1770	0	8	1986	3	7000	N	N	21810 SE 236TH PL
003	412700	0270	3/19/03	\$252,723	1770	0	8	1983	3	12565	N	N	21653 SE 267TH ST
003	412384	0040	11/18/04	\$292,900	1780	0	8	1992	4	6300	N	N	26560 222ND AV SE
003	144280	0190	6/6/04	\$225,000	1800	0	8	1993	3	2683	N	N	27022 216TH AV SE
003	162206	9179	7/23/04	\$264,650	1800	0	8	1998	3	11105	N	N	22452 SE 244TH ST
003	412382	0450	11/14/03	\$279,500	1830	0	8	1990	3	13042	N	N	26670 220TH PL SE
003	940660	0170	8/6/03	\$249,999	1830	0	8	1984	3	13005	N	N	22428 SE 244TH ST
003	549146	0050	7/17/03	\$248,796	1840	0	8	2003	3	3600	N	N	23033 SE 248TH PL
003	549146	0110	7/21/03	\$249,916	1840	0	8	2003	3	3880	N	N	20505 SE 261ST PL
003	549146	0130	6/17/03	\$265,811	1840	0	8	2003	3	6886	N	N	24811 231ST AV SE
003	549146	0270	8/8/03	\$294,315	1840	700	8	2003	3	4982	N	N	24912 234TH PL SE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	549146	0370	7/22/03	\$241,889	1840	0	8	2003	3	3865	N	N	17608 SE 269TH PL
003	328801	0020	3/3/04	\$276,000	1860	0	8	1996	3	8050	N	N	26446 199TH PL SE
003	221590	1070	11/17/04	\$288,000	1870	0	8	1992	3	9417	N	N	25909 185TH PL SE
003	412383	0230	12/15/04	\$300,000	1870	0	8	1990	3	8400	N	N	21341 SE 277TH PL
003	412381	0180	6/30/04	\$276,500	1880	0	8	1986	3	12276	N	N	21446 SE 277TH ST
003	412382	0140	1/6/03	\$284,950	1880	0	8	1988	3	6750	N	N	22744 SE 266TH ST
003	412382	0330	4/25/03	\$257,500	1880	0	8	1990	3	6793	N	N	26605 218TH AV SE
003	549146	0030	11/19/03	\$259,990	1880	0	8	2002	3	3600	N	N	20524 SE 269TH ST
003	549146	0160	1/22/03	\$278,335	1880	0	8	2003	3	6543	Y	N	23424 SE 250TH PL
003	549146	0240	3/24/03	\$272,832	1880	0	8	2003	3	6157	Y	N	24906 234TH PL SE
003	549146	0300	4/19/03	\$252,825	1880	0	8	2003	3	3600	N	N	20622 SE 269TH ST
003	549146	0330	3/12/03	\$255,615	1880	0	8	2003	3	3600	N	N	26236 235TH AV SE
003	549146	0350	4/30/03	\$256,598	1880	0	8	2003	3	3600	N	N	23614 SE 254TH ST
003	549146	0360	4/23/03	\$257,730	1880	0	8	2003	3	3600	N	N	25526 LAKE WILDERNESS COUNTRY C DR SE
003	330395	1680	12/23/04	\$325,000	1890	0	8	1994	3	8442	N	N	21848 SE 265TH WY
003	144280	0070	3/23/04	\$219,000	1890	0	8	1993	3	3378	N	N	26242 235TH AV SE
003	144280	0060	11/24/04	\$229,000	1890	0	8	1993	3	3118	N	N	25108 234TH AV SE
003	144280	0060	7/7/03	\$209,000	1890	0	8	1993	3	3118	N	N	23429 SE 251ST PL
003	221590	1610	5/21/04	\$276,000	1900	0	8	1993	3	7538	N	N	25912 184TH PL SE
003	221590	1560	10/5/04	\$280,000	1910	0	8	1992	3	6600	N	N	25908 184TH PL SE
003	330395	1670	9/29/04	\$309,950	1910	0	8	1994	3	8705	N	N	21842 SE 267TH ST
003	940652	1221	9/28/04	\$291,000	1930	0	8	2003	3	7150	N	N	26215 235TH AV SE
003	940652	1221	5/27/03	\$265,000	1930	0	8	2003	3	7150	N	N	24921 230TH WY SE
003	221590	1420	8/17/04	\$269,900	1940	0	8	1994	3	7245	N	N	26610 221ST AV SE
003	330395	0930	9/23/04	\$318,000	1940	0	8	1996	3	10607	N	N	25433 213TH AV SE
003	144274	0430	5/19/03	\$270,000	1950	0	8	1988	3	22500	N	N	19443 SE 266TH ST
003	328800	0030	3/20/03	\$286,950	1960	0	8	1997	3	8113	N	N	19802 SE 266TH CT
003	412383	0090	9/11/03	\$295,000	1970	0	8	1990	3	6969	N	N	25858 189TH AV SE
003	330395	0180	5/18/04	\$320,000	1980	0	8	1994	3	11098	N	N	26451 199TH PL SE
003	337000	0132	6/25/04	\$282,000	1980	0	8	1993	3	23696	N	N	25826 188TH AV SE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	144274	0170	11/17/04	\$345,000	2000	750	8	1979	3	13300	N	N	25708 198TH PL SE
003	330395	0200	10/14/04	\$382,500	2000	1070	8	1994	3	11531	N	N	26451 199TH PL SE
003	864780	0160	8/3/04	\$269,000	2000	0	8	1990	3	9484	N	N	21821 SE 269TH ST
003	940652	1222	6/20/03	\$269,950	2030	0	8	2003	3	7143	N	N	24837 208TH AV SE
003	025200	0570	8/22/03	\$339,950	2040	460	8	1977	4	22042	Y	N	18852 SE 269TH ST
003	549146	0100	2/25/03	\$249,990	2040	0	8	2002	3	3880	N	N	20523 SE 261ST PL
003	549146	0170	3/1/03	\$310,088	2040	0	8	2003	3	5855	Y	N	25006 234TH PL SE
003	549146	0180	4/17/03	\$291,567	2040	0	8	2003	3	5040	Y	N	24932 234TH PL SE
003	328800	0070	2/25/04	\$325,000	2050	0	8	1996	3	9642	N	N	23404 SE 263RD PL
003	328800	0070	2/18/03	\$302,950	2050	0	8	1996	3	9642	N	N	23415 SE 262ND ST
003	412382	0380	7/14/04	\$300,000	2060	0	8	1990	3	6994	N	N	26615 220TH PL SE
003	025200	0200	8/23/04	\$370,000	2070	0	8	1990	3	19000	N	N	22844 SE LAKE WILDERNESS DR
003	330395	0240	11/3/03	\$282,000	2078	0	8	1996	3	18532	N	N	21827 SE 267TH ST
003	412381	0230	11/18/04	\$279,950	2080	0	8	1990	3	11717	N	N	21212 SE 278TH WY
003	680700	0355	1/27/04	\$335,000	2080	380	8	1990	3	4680	Y	Y	22820 SE 265TH PL
003	025200	0770	9/24/03	\$259,000	2090	0	8	1966	3	15300	N	N	19023 SE 266TH ST
003	144273	0250	9/20/04	\$317,000	2110	0	8	1987	3	13775	N	N	19643 SE 260TH ST
003	212206	9059	9/24/03	\$265,000	2120	0	8	1980	3	32172	N	N	26746 230TH PL SE
003	412384	0610	9/11/03	\$284,000	2130	0	8	1990	3	6000	N	N	27921 215TH PL SE
003	221590	1650	4/18/03	\$257,500	2140	0	8	1992	3	7095	N	N	18544 SE 258TH PL
003	330395	0950	9/28/04	\$324,000	2140	0	8	1996	3	14816	N	N	25426 213TH AV SE
003	864780	0140	5/9/03	\$229,000	2140	0	8	1990	3	9662	N	N	21628 SE 268TH ST
003	864780	0190	4/2/03	\$245,000	2140	0	8	1990	3	9400	N	N	26541 221ST PL SE
003	221590	0350	6/26/03	\$306,450	2150	0	8	1992	4	7806	N	N	21843 SE 267TH ST
003	330395	1710	9/24/03	\$279,500	2150	0	8	1995	3	8494	N	N	26500 222ND AV SE
003	412384	0390	3/9/04	\$295,000	2150	0	8	1990	3	8891	N	N	21638 SE 258TH ST
003	412400	0480	6/14/04	\$269,950	2150	0	8	1984	3	14014	N	N	22475 SE 244TH ST
003	412700	0485	7/28/03	\$280,500	2150	0	8	1985	3	20037	N	N	27739 166TH AV SE
003	865010	0200	7/29/03	\$245,000	2150	0	8	1990	3	7422	N	N	22044 SE 270TH ST
003	412384	0020	6/4/04	\$302,000	2150	0	8	1992	3	5712	N	N	25927 232ND CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	412384	0020	1/10/03	\$275,000	2150	0	8	1992	3	5712	N	N	23440 SE 250TH PL
003	412383	0450	4/9/03	\$289,950	2170	0	8	1990	3	6868	N	N	19709 SE 265TH ST
003	228670	0100	9/23/04	\$299,259	2180	0	8	2004	3	6573	N	N	21750 SE 262ND PL
003	272206	9116	4/14/03	\$409,950	2200	0	8	1990	3	129808	N	N	26103 185TH PL SE
003	330395	0440	3/12/03	\$303,000	2210	0	8	1996	3	11235	N	N	22031 SE 271ST PL
003	330395	1500	7/3/03	\$294,000	2210	0	8	1994	3	7369	N	N	26621 176TH PL SE
003	144274	0120	4/7/04	\$285,000	2220	240	8	1979	3	13300	N	N	19651 SE 260TH ST
003	412383	0440	10/6/04	\$295,000	2220	0	8	1990	3	7000	N	N	25845 201ST AV SE
003	412384	0540	4/14/04	\$295,000	2220	0	8	1990	3	6008	N	N	21827 SE 268TH ST
003	412384	0660	8/16/04	\$289,875	2220	0	8	1990	3	10358	N	N	21503 SE 279TH CT
003	212206	9145	4/29/04	\$445,000	2250	0	8	1985	3	138085	N	N	26215 196TH PL SE
003	202206	9067	8/28/03	\$260,000	2260	0	8	1978	3	50965	N	N	22823 SE 266TH ST
003	412382	0240	10/5/04	\$304,000	2300	0	8	1990	3	6500	N	N	22719 SE 266TH ST
003	330395	1420	9/1/04	\$347,550	2320	0	8	1994	3	9080	N	N	25433 213TH AV SE
003	412700	0690	12/17/04	\$685,000	2320	590	8	1990	5	22550	Y	Y	26507 234TH CT SE
003	259178	0090	2/24/04	\$298,950	2330	0	8	2004	3	9932	N	N	23023 SE 263RD ST
003	259178	0130	9/9/04	\$330,000	2330	0	8	2004	3	9383	N	N	19017 SE 266TH ST
003	259178	0130	4/23/04	\$325,000	2330	0	8	2004	3	9383	N	N	26714 232ND AV SE
003	330395	1240	11/17/04	\$355,500	2340	0	8	1992	4	8948	N	N	22454 SE 244TH ST
003	940657	0040	10/13/03	\$259,823	2340	0	8	2003	3	5001	N	N	20431 SE 261ST PL
003	940657	0060	10/9/03	\$255,816	2340	0	8	2003	3	5500	N	N	23526 SE 253RD PL
003	940657	0080	8/6/03	\$258,697	2340	0	8	2003	3	6777	N	N	24623 231ST AV SE
003	940657	0110	8/28/03	\$253,322	2340	0	8	2003	3	5603	N	N	20115 SE 266TH ST
003	940657	0130	8/7/03	\$274,715	2340	0	8	2003	3	5300	N	N	23059 SE 246TH PL
003	940657	0150	5/5/03	\$260,300	2340	0	8	2003	3	6929	N	N	23043 SE 263RD ST
003	940657	0170	3/10/03	\$239,000	2340	0	8	2003	3	8847	N	N	23417 S 251ST PL
003	940657	0290	3/27/03	\$253,645	2340	0	8	2003	3	8990	N	N	26026 201ST PL SE
003	940657	0350	1/15/04	\$265,297	2340	0	8	2003	3	5420	N	N	20131 SE 261ST CT
003	940657	0140	9/4/03	\$264,785	2360	0	8	2003	3	6548	N	N	24605 231ST AV SE
003	378310	0150	4/5/04	\$360,000	2380	0	8	1983	4	50080	N	N	21819 271ST PL SE

Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	412382	0350	11/26/03	\$298,000	2400	0	8	1989	3	7107	N	N	21816 SE 267TH ST
003	940651	0100	12/12/03	\$379,500	2410	0	8	1997	3	26023	N	N	21811 SE 249TH PL
003	330395	0480	4/24/03	\$305,000	2420	0	8	1996	3	11793	N	N	26717 216TH AV SE
003	144270	0400	11/23/04	\$354,000	2430	0	8	1977	3	20690	N	N	19626 SE 259TH ST
003	259178	0050	10/18/04	\$303,785	2440	0	8	2004	3	8535	N	N	23118 SE 243RD PL
003	259178	0080	10/8/04	\$301,950	2440	0	8	2004	3	8816	N	N	25911 232ND CT SE
003	259178	0140	8/9/04	\$308,950	2440	0	8	2004	3	8022	N	N	20416 SE 261ST PL
003	330395	1180	6/11/04	\$329,472	2460	0	8	1992	3	6765	N	N	24722 232ND PL SE
003	330395	1380	11/20/03	\$315,950	2460	0	8	1994	3	7343	N	N	22448 SE 244TH ST
003	330395	1150	1/2/03	\$281,000	2480	0	8	1992	3	8563	N	N	24704 232ND PL SE
003	330395	1160	4/21/03	\$297,000	2480	0	8	1995	3	8877	N	N	24714 232ND PL SE
003	328800	0040	7/8/04	\$329,000	2500	0	8	1995	3	7257	N	N	19665 SE 259TH ST
003	330395	0860	7/2/04	\$369,950	2510	0	8	1992	3	9915	N	N	21621 SE 259TH ST
003	259178	0110	9/5/03	\$290,000	2510	0	8	1996	3	12573	N	N	21833 SE 265TH WY
003	228670	0020	8/5/04	\$314,901	2520	0	8	2004	3	8497	N	N	27004 211TH AV SE
003	228670	0090	9/14/04	\$337,487	2520	0	8	2004	3	8459	N	N	27015 210TH AV SE
003	330395	0500	8/11/04	\$405,000	2550	0	8	1996	3	10280	N	N	21665 SE 270TH ST
003	330395	1220	4/19/03	\$329,900	2550	0	8	1992	3	8240	N	N	22423 SE 244TH ST
003	330395	1480	6/21/04	\$329,000	2550	0	8	1994	3	8997	N	N	25433 213TH AV SE
003	330395	1230	4/14/03	\$317,500	2560	0	8	1992	3	8272	N	N	22439 SE 244TH ST
003	144270	0440	7/24/03	\$299,950	2580	0	8	1976	4	17626	N	N	19622 SE 259TH ST
003	940657	0010	12/8/03	\$273,798	2590	0	8	2003	3	5062	N	N	23611 SE 254TH ST
003	940657	0160	9/15/03	\$280,040	2590	0	8	2003	3	6273	N	N	20911 SE 268TH ST
003	940657	0180	3/25/03	\$260,898	2590	0	8	2003	3	5449	N	N	24616 231ST AV SE
003	940657	0210	4/22/03	\$269,550	2590	0	8	2003	3	7391	N	N	20018 SE 260TH PL
003	940657	0310	7/29/03	\$267,919	2590	0	8	2003	3	7709	N	N	20208 SE 261ST CT
003	330395	0840	10/12/04	\$315,000	2620	0	8	1992	3	8765	N	N	19105 SE 271ST CT
003	412384	0060	3/5/03	\$284,950	2630	0	8	1990	3	8924	N	N	27740 168TH AV SE
003	259178	0040	6/17/04	\$314,950	2700	0	8	2004	3	8046	N	N	21006 SE 256TH PL
003	259178	0120	6/1/04	\$321,450	2700	0	8	2004	3	7646	N	N	24526 214TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	259178	0160	6/22/04	\$323,950	2700	0	8	2004	3	8046	N	N	20514 SE 261ST PL
003	330395	1280	4/15/04	\$329,990	2710	0	8	1994	3	7450	N	N	22471 SE 244TH ST
003	330395	1200	1/16/03	\$288,000	2720	0	8	1992	3	7404	N	N	24717 233RD PL SE
003	940651	0060	3/20/03	\$355,000	2760	0	8	1997	3	24049	N	N	18629 SE 259TH ST
003	259178	0010	5/26/04	\$310,000	2770	0	8	2004	3	8046	N	N	25034 235TH CT SE
003	259178	0030	7/21/04	\$312,950	2770	0	8	2004	3	8046	N	N	23027 SE 263RD ST
003	259178	0060	9/15/04	\$319,950	2770	0	8	2004	3	7198	N	N	23409 SE 263RD PL
003	259178	0150	6/4/04	\$309,250	2770	0	8	2004	3	8067	N	N	20430 SE 261ST PL
003	259178	0170	7/27/04	\$315,950	2770	0	8	2004	3	8047	N	N	20425 SE 261ST PL
003	330395	0540	6/10/03	\$450,000	2830	1350	8	1996	3	12652	N	N	26029 204TH AV SE
003	259178	0100	8/25/04	\$307,950	2870	0	8	2004	3	9950	N	N	23039 SE 263RD ST
003	940657	0200	3/23/03	\$283,016	2960	0	8	2003	3	8256	N	N	20517 SE 261ST PL
003	940657	0270	2/11/03	\$290,670	2970	0	8	2003	3	6718	N	N	20205 SE 260TH CT
003	940657	0050	11/6/03	\$279,696	2980	0	8	2003	3	5961	N	N	24511 229TH CT SE
003	940657	0070	11/3/03	\$284,302	2980	0	8	2003	3	7819	N	N	21116 SE 256TH PL
003	940657	0190	1/23/03	\$270,000	2980	0	8	2003	3	6522	N	N	27249 208TH AV SE
003	940657	0220	6/18/03	\$280,714	2980	0	8	2003	3	9365	N	N	20031 SE 260TH PL
003	940657	0240	9/6/03	\$313,068	2980	0	8	2003	3	12216	N	N	20206 SE 260TH CT
003	940657	0250	9/29/03	\$311,053	2980	0	8	2003	3	8776	N	N	20214 SE 260TH CT
003	940657	0300	10/20/03	\$329,421	2980	0	8	2003	3	8786	N	N	20130 SE 261ST CT
003	940657	0340	7/2/04	\$312,000	2980	0	8	2003	3	6763	N	N	21227 SE 262ND ST
003	940657	0340	5/12/03	\$286,836	2980	0	8	2003	3	6763	N	N	25424 LAKE WILDERNESS PL
003	940660	0110	10/12/04	\$349,000	2990	0	8	1986	3	15778	N	N	22447 SE 244TH ST
003	940657	0260	8/26/03	\$317,072	2990	0	8	2003	3	6474	N	N	20217 SE 260TH CT
003	228670	0010	7/21/04	\$343,830	3000	0	8	2004	3	8808	N	N	25502 LAKE WILDERNESS COUNTRY C DR SE
003	228670	0060	9/8/04	\$349,257	3000	0	8	2004	3	9326	N	N	19908 SE 266TH ST
003	228670	0070	8/30/04	\$316,450	3000	0	8	2004	3	8783	N	N	24508 229TH CT SE
003	228670	0080	9/14/04	\$339,950	3000	0	8	2004	3	11831	N	N	25234 LAKE WILDERNESS COUNTRY C DR SE
003	212206	9148	3/16/04	\$450,000	3100	0	8	1994	3	57499	N	N	26604 TIMBERLANE DR SE
003	330395	0520	7/9/03	\$405,000	3160	0	8	1997	3	9030	N	N	21847 SE 265TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	940657	0100	5/23/03	\$305,524	3190	0	8	2003	3	6252	N	N	26520 201ST CT SE
003	940657	0020	10/16/03	\$380,000	3210	0	8	2003	3	5301	N	N	20510 SE 261ST PL
003	940657	0030	12/11/03	\$318,036	3210	0	8	2003	3	5201	N	N	20520 SE 261ST PL
003	940657	0090	6/18/03	\$322,803	3210	0	8	2003	3	7106	N	N	24812 230TH WY SE
003	940657	0120	6/20/03	\$350,323	3210	0	8	2003	3	5300	N	N	24420 228TH AV SE
003	940657	0280	7/7/03	\$311,186	3210	0	8	2003	3	6663	N	N	26020 201ST PL SE
003	940657	0320	6/3/03	\$363,182	3210	0	8	2003	3	6672	N	N	20230 SE 261ST CT
003	259178	0020	5/20/04	\$336,950	3260	0	8	2004	3	8046	N	N	24709 231ST AV SE
003	259178	0070	8/9/04	\$340,300	3260	0	8	2004	3	9439	N	N	23403 SE 261ST CT
003	259178	0180	1/13/04	\$331,400	3260	0	8	2004	3	9253	N	N	20413 SE 261ST PL
003	940654	0070	8/27/04	\$285,500	1746	0	9	2000	3	8753	N	N	25905 215TH PL SE
003	508850	0070	3/11/04	\$320,000	1860	0	9	1989	3	14740	N	N	26611 231ST PL SE
003	144270	0560	9/20/04	\$380,000	1910	1830	9	1977	4	16626	N	N	19608 SE 259TH ST
003	144274	0190	1/7/03	\$284,900	1970	300	9	1980	3	14400	N	N	26417 195TH PL SE
003	508850	0280	4/10/03	\$280,000	2050	0	9	1990	3	18595	N	N	26773 231ST PL SE
003	940654	0010	6/9/03	\$284,500	2204	0	9	2000	3	6381	N	N	24716 233RD PL SE
003	508850	0310	7/29/03	\$329,950	2210	450	9	1990	3	16677	N	N	26780 231ST PL SE
003	144270	0150	1/28/04	\$335,000	2250	0	9	1977	4	13500	N	N	26109 197TH AV SE
003	508850	0160	5/13/04	\$359,950	2370	0	9	1989	3	16700	N	N	22815 SE 266TH ST
003	144270	0170	9/3/03	\$308,000	2380	0	9	1978	4	15000	N	N	22030 SE 266TH PL
003	401705	0860	8/7/03	\$327,000	2400	0	9	1990	3	17626	N	N	21827 SE 265TH ST
003	178620	0100	10/6/03	\$403,750	2410	0	9	2003	3	9165	N	N	24821 230TH WY SE
003	178620	0140	7/1/03	\$375,000	2410	0	9	2003	3	8287	N	N	23036 SE 248TH PL
003	178620	0030	3/14/03	\$361,076	2420	0	9	2003	3	8498	N	N	26115 201ST PL SE
003	178620	0070	4/14/04	\$414,950	2420	730	9	2004	3	11919	N	N	20104 SE 260TH PL
003	401705	0830	6/28/04	\$389,950	2440	0	9	1990	3	15318	N	N	21915 SE 255TH PL
003	330395	0340	1/26/04	\$339,950	2450	0	9	1992	3	9216	N	N	26514 221ST PL SE
003	940670	0070	8/25/04	\$349,100	2483	0	9	2004	3	6844	N	N	23521 SE 252ND ST
003	401705	0920	4/14/03	\$346,000	2580	0	9	1990	3	19200	N	N	26548 221ST AV SE
003	412700	0275	4/30/03	\$325,000	2580	0	9	1989	3	16265	N	N	22044 SE 268TH ST

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	178620	0090	4/28/04	\$465,476	2580	1050	9	2004	3	11124	N	N	24602 232ND PL SE
003	401705	1010	3/19/03	\$349,000	2580	0	9	1990	3	16446	N	N	26216 235TH AV SE
003	178620	0110	10/4/04	\$412,000	2580	0	9	2003	3	9957	N	N	21771 SE 263RD PL
003	178620	0110	10/20/03	\$375,950	2580	0	9	2003	3	9957	N	N	21517 SE 262ND ST
003	144272	0060	4/28/04	\$306,150	2590	0	9	1979	3	14112	N	N	19622 SE 260TH ST
003	178620	0020	4/16/03	\$355,950	2590	0	9	2003	3	9324	N	N	20121 SE 261ST CT
003	178620	0120	12/3/03	\$378,000	2590	0	9	2003	3	9598	N	N	24721 231ST AV SE
003	144276	0090	3/20/03	\$317,000	2620	0	9	1990	3	15353	N	N	19420 SE 267TH ST
003	330395	0580	7/30/03	\$460,000	2640	1410	9	1996	3	12326	N	N	24408 222ND AV SE
003	178620	0040	5/14/03	\$364,950	2650	0	9	2003	3	8070	N	N	26109 201ST PL SE
003	178620	0080	1/21/04	\$414,950	2650	1080	9	2004	3	13677	N	N	26235 235TH AV SE
003	178620	0130	7/27/04	\$405,000	2650	0	9	2003	3	8067	N	N	23042 SE LAKE WILDERNESS DR
003	178620	0130	8/26/03	\$367,950	2650	0	9	2003	3	8067	N	N	21515 SE 245TH ST
003	940654	0160	1/8/04	\$339,950	2710	0	9	2000	3	7076	N	N	21655 SE 239TH PL
003	940654	0150	8/22/03	\$399,950	2715	1200	9	2000	3	7077	N	N	20208 SE 259TH ST
003	412700	0282	4/20/04	\$359,370	2730	1000	9	1992	3	19338	N	N	23430 SE 250TH PL
003	412700	0282	5/21/03	\$344,000	2730	1000	9	1992	3	19338	N	N	24914 234TH PL SE
003	940670	0030	11/12/04	\$350,500	2740	0	9	2004	3	7000	N	N	26029 201ST PL SE
003	330395	1040	4/25/04	\$360,000	2750	0	9	1993	3	10335	N	N	18325 SE 261ST CT
003	940670	0020	12/9/04	\$350,500	2750	0	9	2004	3	6720	N	N	26103 201ST PL SE
003	940670	0060	11/22/04	\$351,000	2750	0	9	2004	3	6720	N	N	26024 232ND PL SE
003	401705	0950	12/10/03	\$439,950	2780	0	9	1990	3	14772	N	N	19030 SE 260TH ST
003	401705	0960	9/22/04	\$440,000	2780	0	9	1990	3	14907	N	N	19628 SE 264TH CT
003	508850	0230	12/14/04	\$327,500	2790	0	9	1989	3	12342	N	N	26715 224TH AV SE
003	337000	0150	11/18/04	\$475,000	2800	0	9	2001	3	28254	N	N	26027 LAKE WILDERNESS COUNTRY C DR SE
003	940670	0080	12/1/04	\$361,040	2830	0	9	2004	3	6379	N	N	26605 204TH AV SE
003	144274	0180	10/26/04	\$390,000	2850	0	9	1986	3	14400	N	N	21240 SE 271ST PL
003	178620	0060	12/8/03	\$403,500	2950	0	9	2004	3	16791	N	N	20109 SE 260TH PL
003	940670	0050	11/18/04	\$367,500	2960	0	9	2004	3	7000	N	N	26024 232ND PL SE
003	940670	0090	12/21/04	\$367,500	2960	0	9	2004	3	5634	N	N	24504 230TH CT SE

Improved Sales Used In This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	328800	0020	5/7/03	\$399,950	2990	680	9	2003	3	8923	N	N	19818 SE 266TH CT
003	940670	0040	11/2/04	\$372,000	3190	0	9	2004	3	6720	N	N	20101 SE 260TH PL
003	401705	0930	4/1/03	\$395,500	3220	0	9	1990	3	25404	N	N	26338 222ND AV SE
003	025200	0515	2/3/04	\$675,000	2040	1160	10	1999	3	15013	Y	Y	26562 221ST PL SE
003	401705	0190	7/30/03	\$400,000	2330	810	10	1990	3	16662	N	N	23517 SE 267TH ST
003	401705	0020	11/19/04	\$410,000	2450	0	10	1990	3	19744	N	N	18729 SE 258TH PL
003	401705	0080	1/3/03	\$395,000	2640	410	10	1990	3	27726	N	N	18615 SE 259TH ST
003	412700	0400	6/28/04	\$530,000	3120	0	10	2004	3	28841	Y	N	21322 SE 271ST ST
003	239570	0010	4/16/04	\$489,950	3240	0	10	1990	3	37003	Y	N	18305 SE 272ND ST
003	401705	0540	8/25/03	\$500,000	3300	0	10	1990	3	18188	Y	N	26420 187TH AV SE
003	401705	1080	5/21/04	\$465,000	3380	0	10	1991	3	14866	N	N	21236 SE 271ST PL
003	401705	0600	8/7/03	\$450,000	3600	0	10	1990	3	12605	N	N	19721 SE 265TH ST
003	144272	0240	3/26/04	\$380,000	4250	0	10	1981	3	22278	N	N	19621 SE 260TH ST
003	401705	0350	7/30/03	\$483,000	2160	1490	11	1990	3	22826	N	N	27114 186TH AV SE
003	025200	0480	12/10/03	\$550,000	2440	970	11	1995	3	13195	Y	Y	25055 WITTE RD SE
003	401705	0620	7/29/04	\$485,000	2890	0	11	1991	3	14490	N	N	26639 190TH AV SE

Improved Sales Removed From This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	005030	0120	2/18/04	\$259,950	BUILDER OR DEVELOPER SALES
003	005030	0180	3/24/04	\$259,950	BUILDER OR DEVELOPER SALES
003	025200	0840	9/10/03	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	025200	0870	11/17/03	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	127400	0070	1/18/03	\$179,900	RELOCATION - SALE TO SERVICE
003	127400	0270	4/10/03	\$159,000	NON-REPRESENTATIVE SALE
003	127450	0010	3/25/04	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	127450	0080	10/26/04	\$159,950	RELATED PARTY, FRIEND, OR NEIGHBOR
003	127450	0150	9/25/03	\$154,888	NON-REPRESENTATIVE SALE
003	127450	0480	3/9/04	\$202,675	NON-REPRESENTATIVE SALE
003	144272	0200	1/28/03	\$269,950	FORCED SALE
003	144280	0270	2/9/04	\$159,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003	144280	0280	9/20/04	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	144280	0410	12/16/03	\$174,169	EXEMPT FROM EXCISE TAX
003	144280	0410	1/13/04	\$180,000	FORCED SALE
003	154580	0290	3/15/04	\$214,950	FORCED SALE
003	154580	0350	10/17/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	0870	3/26/04	\$198,614	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	1040	8/22/03	\$198,425	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	1040	8/20/03	\$180,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	1280	2/27/04	\$160,630	QUIT CLAIM DEED
003	154580	1330	9/11/03	\$76,887	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	154580	1960	7/19/04	\$236,000	DIVORCE
003	154580	2250	8/25/04	\$94,268	QUIT CLAIM DEED
003	154580	2840	10/13/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	3250	12/29/04	\$165,664	QUIT CLAIM DEED
003	154580	4220	2/23/04	\$1,000	EASEMENT OR RIGHT-OF-WAY
003	154580	4220	2/23/04	\$1,000	EASEMENT OR RIGHT-OF-WAY
003	154580	4220	12/3/03	\$190,000	FORCED SALE
003	154580	4280	7/29/04	\$144,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	4520	4/19/04	\$197,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	4600	5/14/04	\$87,926	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
003	154580	4920	12/19/03	\$177,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	5190	5/21/03	\$198,500	FORCED SALE
003	154580	5760	8/20/03	\$176,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	6260	10/9/03	\$199,450	FORCED SALE
003	154580	6610	3/1/04	\$198,500	RELOCATION - SALE BY SERVICE
003	154580	6610	3/1/04	\$198,500	RELOCATION - SALE TO SERVICE
003	154580	7050	12/2/03	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154580	7150	1/20/03	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	154580	7220	10/15/03	\$185,000	FORCED SALE
003	154580	7220	5/2/03	\$211,437	FORCED SALE; EXEMPT FROM EXCISE TAX
003	154580	7270	8/1/03	\$187,500	FORCED SALE
003	154580	7300	4/10/03	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	7480	10/19/04	\$227,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	7810	6/15/04	\$145,725	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154580	7890	8/19/04	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	8620	5/5/03	\$199,800	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154580	8935	3/11/03	\$218,000	NON-REPRESENTATIVE SALE
003	154580	8960	4/14/03	\$44,719	QUIT CLAIM DEED; STATEMENT TO DOR
003	178620	0030	10/25/04	\$158,475	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
003	179635	0170	8/25/04	\$187,500	NON-REPRESENTATIVE SALE
003	179635	0380	4/27/04	\$185,500	ESTATE ADMINISTRATOR, GUARDIAN, ET.AL.
003	179635	0590	9/26/03	\$156,000	NON-REPRESENTATIVE SALE
003	179635	0740	9/19/03	\$136,551	BANKRUPTCY - RECEIVER OR TRUSTEE
003	179636	0570	11/16/04	\$184,450	NO MARKET EXPOSURE
003	179636	0580	8/5/04	\$66,583	NON-REPRESENTATIVE SALE
003	179636	1070	10/30/03	\$147,000	QUIT CLAIM DEED; AND OTHER WARNINGS
003	179637	0040	5/28/03	\$220,000	RELOCATION - SALE TO SERVICE
003	179637	0410	4/24/03	\$88,000	QUIT CLAIM DEED
003	179637	0760	12/10/03	\$203,000	NON-REPRESENTATIVE SALE
003	179637	1020	8/13/03	\$214,000	NON-REPRESENTATIVE SALE
003	179638	0680	4/20/04	\$74,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	179638	1130	5/26/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	179639	0180	7/1/04	\$229,999	NON-REPRESENTATIVE SALE
003	179642	0040	5/23/03	\$109,564	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
003	179670	0150	7/15/04	\$292,000	NO MARKET EXPOSURE
003	202206	9144	1/7/03	\$208,800	FORCED SALE
003	202206	9153	1/12/04	\$219,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	221590	0010	9/3/03	\$209,591	EXEMPT FROM EXCISE TAX; ET.AL
003	221590	0030	8/19/04	\$171,341	NON-REPRESENTATIVE SALE
003	221590	0320	6/9/03	\$196,450	NON-REPRESENTATIVE SALE
003	221590	0480	8/9/04	\$272,380	NON-REPRESENTATIVE SALE
003	221590	0600	7/21/03	\$159,417	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	221590	0930	5/12/03	\$221,500	NON-REPRESENTATIVE SALE
003	221590	1040	6/12/03	\$161,461	NON-REPRESENTATIVE SALE
003	221590	1270	11/11/04	\$12,000	QUIT CLAIM DEED
003	221590	1270	9/25/04	\$12,000	QUIT CLAIM DEED
003	221590	1760	3/4/04	\$176,736	NON-REPRESENTATIVE SALE
003	222206	9052	12/29/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	252530	0320	7/11/03	\$123,290	BANKRUPTCY - RECEIVER OR TRUSTEE
003	252530	0350	8/26/03	\$68,051	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	252531	0280	12/16/04	\$103,614	QUIT CLAIM DEED
003	252531	0290	4/22/04	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed From This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	252531	0460	9/28/04	\$46,700	QUIT CLAIM DEED
003	252531	0680	7/29/04	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	272206	9073	4/23/04	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	272206	9090	6/4/04	\$49,435	RELATED PARTY, FRIEND, OR NEIGHBOR
003	282206	9036	10/11/04	\$152,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	291661	0260	8/18/04	\$171,000	NON-REPRESENTATIVE SALE
003	292206	9064	9/3/04	\$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	302206	9009	9/27/04	\$215,000	NO MARKET EXPOSURE
003	302206	9009	9/15/04	\$106,513	NO MARKET EXPOSURE
003	312206	9030	11/16/04	\$231,500	IMP COUNT GREATER THAN 1
003	312206	9037	8/15/03	\$252,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	322206	9076	1/13/03	\$160,000	NON-REPRESENTATIVE SALE
003	330395	0060	6/2/03	\$242,000	NON-REPRESENTATIVE SALE
003	330395	0100	3/5/04	\$255,000	NON-REPRESENTATIVE SALE
003	330395	0170	6/1/04	\$444,300	NON-REPRESENTATIVE SALE
003	332206	9101	3/6/03	\$326,500	BUILDER OR DEVELOPER SALES
003	337000	0025	9/21/04	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	337000	0142	3/10/03	\$378,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	378040	0120	1/12/04	\$260,000	NON-REPRESENTATIVE SALE
003	379350	0030	4/8/03	\$217,371	NON-REPRESENTATIVE SALE
003	379350	0880	6/16/04	\$289,990	RELOCATION - SALE TO SERVICE
003	379350	0900	10/3/03	\$209,640	NON-REPRESENTATIVE SALE
003	379350	1100	2/25/03	\$367,706	NON-REPRESENTATIVE SALE
003	379350	1380	8/21/03	\$215,755	NON-REPRESENTATIVE SALE
003	401705	0020	5/24/04	\$410,000	RELOCATION - SALE BY SERVICE
003	401705	0190	7/30/03	\$400,000	RELOCATION - SALE TO SERVICE
003	401705	0860	7/28/03	\$327,000	RELOCATION - SALE TO SERVICE
003	401705	1010	2/10/03	\$349,000	RELOCATION - SALE TO SERVICE
003	412380	0350	8/28/03	\$179,950	NON-REPRESENTATIVE SALE
003	412380	0370	6/14/03	\$251,300	RELOCATION - SALE TO SERVICE
003	412381	0020	4/21/03	\$224,880	FORCED SALE
003	412382	0470	5/14/03	\$249,000	NON-REPRESENTATIVE SALE
003	412383	0230	12/15/04	\$300,000	RELOCATION - SALE TO SERVICE
003	412383	0280	8/6/04	\$374,950	NON-REPRESENTATIVE SALE
003	412383	0440	8/23/04	\$278,193	BANKRUPTCY - RECEIVER OR TRUSTEE
003	412384	0260	12/22/04	\$270,000	RELOCATION - SALE TO SERVICE
003	412400	0290	4/11/03	\$249,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	412460	0079	10/11/04	\$446,000	IMP COUNT GREATER THAN 2
003	412700	0050	8/12/03	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	412700	0065	4/10/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	412700	0269	3/8/03	\$277,500	NON-REPRESENTATIVE SALE
003	412700	0282	5/21/03	\$344,000	RELOCATION - SALE TO SERVICE
003	412700	0785	9/27/04	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	414245	0270	10/26/04	\$230,950	PREVIOUS IMP VALUE LESS THAN \$10,000

Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	414245	0310	11/16/04	\$216,500	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0310	11/16/04	\$216,500	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0340	11/30/04	\$270,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0340	11/30/04	\$270,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0350	12/7/04	\$267,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0350	12/7/04	\$267,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0380	12/16/04	\$238,000	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0380	12/16/04	\$238,000	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0390	12/13/04	\$267,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0390	12/13/04	\$267,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0420	12/7/04	\$230,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0420	12/7/04	\$230,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0520	11/21/04	\$233,450	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0520	11/21/04	\$233,450	PREVIOUS IMP VALUE LESS THAN \$10,000
003	414245	0570	10/18/04	\$250,950	PREVIOUS IMP VALUE LESS THAN \$10,000
003	417850	0270	6/10/03	\$222,000	RELOCATION - SALE TO SERVICE
003	417850	0370	8/22/03	\$216,000	RELOCATION - SALE TO SERVICE
003	431170	0240	6/24/03	\$125,000	NON-REPRESENTATIVE SALE
003	508850	0060	4/9/03	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	508850	0210	4/28/03	\$245,000	FORCED SALE
003	511326	0540	3/24/03	\$91,343	PARTIAL INTEREST (103, 102, Etc.); ET.AL.
003	511615	0140	9/23/04	\$246,500	NO MARKET EXPOSURE
003	549146	0210	4/30/04	\$244,754	FORCED SALE; EXEMPT FROM EXCISE TAX
003	680700	0006	1/16/03	\$53,337	QUIT CLAIM DEED
003	680700	0078	9/25/03	\$191,980	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	680700	0111	8/31/04	\$216,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	680700	0250	1/16/03	\$87,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
003	857840	0035	8/19/04	\$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	864780	0120	8/13/03	\$217,500	RELOCATION - SALE TO SERVICE
003	864810	0080	6/10/03	\$185,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
003	864820	0030	3/24/03	\$164,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	864820	0060	3/18/03	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	864821	0400	12/8/04	\$187,021	GOVERNMENT AGENCY
003	864822	0120	10/20/04	\$235,000	NO MARKET EXPOSURE
003	865011	0050	6/16/03	\$173,600	NON-REPRESENTATIVE SALE
003	865140	0210	11/21/03	\$20,000	FORCED SALE; AND OTHER WARNINGS
003	865140	0210	3/15/04	\$132,000	NON-REPRESENTATIVE SALE
003	865140	0220	6/10/03	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865140	0250	8/18/03	\$121,751	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865140	0840	6/13/03	\$135,363	NON-REPRESENTATIVE SALE
003	865140	0850	2/20/03	\$141,000	NON-REPRESENTATIVE SALE
003	865140	0880	2/6/03	\$101,734	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865140	1010	10/15/03	\$130,000	NON-REPRESENTATIVE SALE
003	865140	1270	5/24/04	\$96,000	NON-REPRESENTATIVE SALE

Improved Sales Removed From This Physical Inspection Analysis
Area 56

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	865140	1350	9/25/03	\$142,000	NON-REPRESENTATIVE SALE
003	865140	1410	7/21/04	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865140	1500	2/19/03	\$142,500	NON-REPRESENTATIVE SALE
003	865140	1620	12/28/04	\$227,200	PREVIOUS IMP VALUE LESS THAN \$10,000
003	865140	1860	11/10/04	\$157,000	NON-REPRESENTATIVE SALE
003	865140	1890	6/27/03	\$129,500	NON-REPRESENTATIVE SALE
003	865140	1910	9/29/03	\$116,000	NON-REPRESENTATIVE SALE
003	865140	1920	2/6/04	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865140	1970	12/14/04	\$150,000	NO MARKET EXPOSURE
003	865140	1990	6/18/03	\$1,100	PARTIAL INTEREST (103, 102, Etc.); ET.AL.
003	865140	2050	6/15/04	\$146,500	NON-REPRESENTATIVE SALE
003	865140	2130	12/4/03	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865140	2140	7/17/03	\$155,950	NON-REPRESENTATIVE SALE
003	865140	2150	12/21/04	\$125,000	NON-REPRESENTATIVE SALE
003	865140	2230	5/15/03	\$116,900	NON-REPRESENTATIVE SALE
003	865140	2440	4/2/03	\$143,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	865140	2570	1/22/04	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865140	2570	7/7/03	\$38,650	EXEMPT FROM EXCISE TAX
003	865140	2850	1/13/04	\$141,500	NON-REPRESENTATIVE SALE
003	865141	0090	6/17/04	\$151,500	RELOCATION - SALE TO SERVICE
003	865141	0120	8/20/03	\$60,000	ESTATE ADMINISTRATOR, GUARDIAN, ET.AL.
003	865141	0360	7/12/04	\$149,200	NON-REPRESENTATIVE SALE
003	865141	0440	5/1/03	\$125,000	NON-REPRESENTATIVE SALE
003	865141	0900	6/18/04	\$163,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865141	0900	5/4/04	\$150,491	EXEMPT FROM EXCISE TAX
003	865141	1140	6/27/03	\$129,500	NON-REPRESENTATIVE SALE
003	865141	1310	6/15/04	\$125,647	NON-REPRESENTATIVE SALE
003	865141	1540	3/7/03	\$145,750	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865143	0150	10/1/03	\$120,000	NON-REPRESENTATIVE SALE
003	865143	0230	2/18/03	\$132,500	NON-REPRESENTATIVE SALE
003	865143	0370	11/3/03	\$142,500	NON-REPRESENTATIVE SALE
003	865143	0380	11/29/04	\$145,000	NON-REPRESENTATIVE SALE
003	865143	0430	7/10/03	\$147,500	NON-REPRESENTATIVE SALE
003	865143	0540	4/27/04	\$177,195	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865143	0540	7/28/04	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	865143	0540	11/9/04	\$172,000	NON-REPRESENTATIVE SALE
003	865143	0580	6/24/03	\$125,500	NON-REPRESENTATIVE SALE
003	865143	0650	1/3/03	\$133,000	NON-REPRESENTATIVE SALE
003	865143	0690	5/23/03	\$138,100	NON-REPRESENTATIVE SALE
003	865143	0820	2/1/03	\$139,000	NON-REPRESENTATIVE SALE
003	865143	0880	2/2/04	\$135,950	NON-REPRESENTATIVE SALE
003	865143	1130	3/25/03	\$137,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865144	0180	4/23/03	\$181,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	865144	0610	7/30/04	\$168,100	FORCED SALE

***Improved Sales Removed From This Physical Inspection Analysis
Area 56***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	865144	0640	1/3/03	\$177,000	RELOCATION - SALE TO SERVICE
003	865144	0910	6/16/03	\$73,771	PARTIAL INTEREST (103, 102, Etc.)
003	865144	1590	9/23/04	\$158,000	NON-REPRESENTATIVE SALE
003	865144	1660	6/4/03	\$39,194	RELATED PARTY, FRIEND, OR NEIGHBOR
003	865144	1770	5/6/04	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	865144	1790	9/10/04	\$127,981	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	865144	2870	10/8/03	\$178,000	NON-REPRESENTATIVE SALE
003	865144	3220	12/10/03	\$140,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
003	865144	3250	4/9/04	\$162,500	NON-REPRESENTATIVE SALE
003	940651	0130	10/1/03	\$430,000	FORCED SALE
003	940651	0130	3/16/04	\$475,000	NON-REPRESENTATIVE SALE
003	940652	0160	6/2/04	\$282,000	NON-REPRESENTATIVE SALE
003	940652	0230	6/25/04	\$283,500	NON-REPRESENTATIVE SALE
003	940652	0280	1/13/04	\$213,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	940652	0280	7/28/03	\$212,173	FORCED SALE
003	940652	0520	4/23/04	\$262,000	RELOCATION - SALE TO SERVICE
003	940652	0690	3/4/03	\$236,000	RELOCATION - SALE TO SERVICE
003	940653	0210	12/20/04	\$266,976	PREVIOUS IMP VALUE LESS THAN \$10,000
003	940656	0180	5/6/04	\$77,396	QUIT CLAIM DEED; AND OTHER WARNINGS
003	940656	0180	6/9/03	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	940657	0230	4/22/03	\$369,130	NON-REPRESENTATIVE SALE
003	940657	0340	6/25/04	\$312,000	RELOCATION - SALE TO SERVICE
003	940658	0130	7/21/03	\$130,160	QUIT CLAIM DEED
003	940670	0010	12/16/04	\$364,000	PREVIOUS IMP VALUE LESS THAN \$10,000
003	940760	0280	10/28/03	\$210,000	RELOCATION - SALE TO SERVICE

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +7.5%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 56 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 99.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	4	0.873	0.932	6.7%	0.695	1.169
6	148	0.892	0.992	11.2%	0.980	1.004
7	692	0.937	1.004	7.1%	1.000	1.009
8	242	0.934	0.992	6.2%	0.983	1.001
9	53	0.937	0.984	5.1%	0.966	1.002
10	10	0.892	0.964	8.0%	0.910	1.018
11	3	1.039	1.063	2.3%	0.949	1.177
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1931-1960	10	0.884	0.999	13.1%	0.924	1.075
1961-1970	145	0.894	1.001	12.0%	0.989	1.013
1971-1980	139	0.923	1.008	9.2%	0.994	1.023
1981-1990	321	0.935	0.997	6.6%	0.990	1.005
1991-2000	261	0.940	0.990	5.4%	0.982	0.999
>2000	276	0.939	1.001	6.5%	0.995	1.006
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	1.235	1.098	-11.1%	N/A	N/A
Average	954	0.938	1.000	6.5%	0.995	1.004
Good	180	0.901	0.991	10.0%	0.980	1.002
Very Good	17	0.815	0.959	17.6%	0.915	1.003
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	563	0.917	0.999	8.9%	0.993	1.005
1.5	12	0.895	1.012	13.1%	0.957	1.068
2	577	0.943	0.997	5.7%	0.992	1.002

Area 56 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 99.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	10	0.810	0.964	19.1%	0.903	1.025
0801-1000	89	0.912	0.995	9.0%	0.981	1.008
1001-1500	418	0.922	1.000	8.4%	0.993	1.007
1501-2000	350	0.939	1.003	6.9%	0.997	1.010
2001-2500	131	0.934	0.999	7.0%	0.986	1.013
2501-3000	122	0.944	0.993	5.2%	0.984	1.003
3000-5000	32	0.950	0.968	2.0%	0.951	0.986
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1123	0.936	0.999	6.7%	0.995	1.003
Y	29	0.839	0.978	16.6%	0.949	1.008
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1138	0.935	0.998	6.8%	0.994	1.002
Y	14	0.800	0.981	22.7%	0.927	1.036
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
3	1152	0.932	0.998	7.1%	0.994	1.002
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	3	0.936	0.986	5.4%	0.726	1.246
03000-05000	105	0.944	1.004	6.3%	0.994	1.014
05001-08000	550	0.929	1.002	7.8%	0.997	1.007
08001-12000	344	0.935	0.996	6.5%	0.989	1.004
12001-16000	80	0.936	0.984	5.0%	0.968	0.999
16001-20000	28	0.959	1.002	4.5%	0.973	1.032
20001-30000	19	0.898	0.971	8.2%	0.920	1.023
30001-43559	3	0.850	0.951	11.8%	0.582	1.319
1AC-3AC	15	0.902	1.017	12.8%	0.959	1.074
3.01AC-10AC	5	0.899	0.984	9.5%	0.851	1.116

Area 56 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 99.8%.

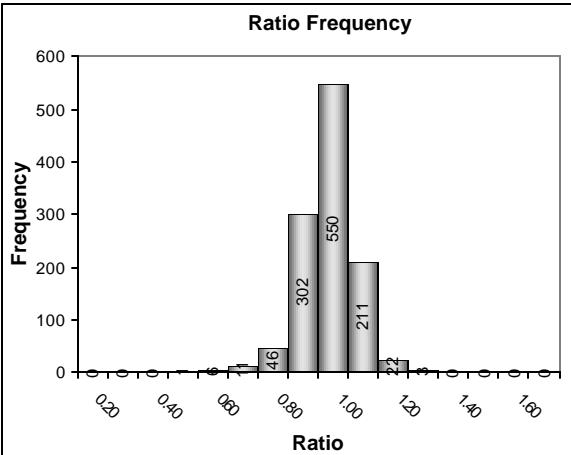
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Maj 259178	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1133	0.932	0.998	7.1%	0.994	1.002
Y	19	0.950	1.000	5.2%	0.983	1.016
Maj 412380- 412384	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1111	0.931	0.998	7.2%	0.994	1.002
Y	41	0.957	0.993	3.8%	0.973	1.013
Maj 549146	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1111	0.931	0.998	7.2%	0.994	1.002
Y	41	0.973	1.004	3.1%	0.990	1.017
Maj 940657	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1118	0.930	0.998	7.3%	0.994	1.002
Y	34	0.988	1.003	1.5%	0.986	1.021

2004 Improved Parcel Ratio Analysis

District/Team: SE / Team - 3	Lien Date: 01/01/2004	Date of Report: 6/7/2005	Sales Dates: 1/2003 - 12/2004								
Area Area 56	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p><i>Sample size (n)</i> 1152</p> <p><i>Mean Assessed Value</i> 226,600</p> <p><i>Mean Sales Price</i> 243,100</p> <p><i>Standard Deviation AV</i> 62,947</p> <p><i>Standard Deviation SP</i> 66,474</p>											
ASSESSMENT LEVEL											
<p><i>Arithmetic Mean Ratio</i> 0.934</p> <p><i>Median Ratio</i> 0.940</p> <p><i>Weighted Mean Ratio</i> 0.932</p>											
UNIFORMITY											
<p><i>Lowest ratio</i> 0.497</p> <p><i>Highest ratio:</i> 1.235</p> <p><i>Coefficient of Dispersion</i> 7.05%</p> <p><i>Standard Deviation</i> 0.088</p> <p><i>Coefficient of Variation</i> 9.44%</p> <p><i>Price Related Differential (PRD)</i> 1.002</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.935</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.945</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.929</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.940</td> </tr> </table>				<i>Lower limit</i>	0.935	<i>Upper limit</i>	0.945	<i>Lower limit</i>	0.929	<i>Upper limit</i>	0.940
<i>Lower limit</i>	0.935										
<i>Upper limit</i>	0.945										
<i>Lower limit</i>	0.929										
<i>Upper limit</i>	0.940										
SAMPLE SIZE EVALUATION											
<p><i>N (population size)</i> 6006</p> <p><i>B (acceptable error - in decimal)</i> 0.05</p> <p><i>S (estimated from this sample)</i> 0.088</p> <p>Recommended minimum: 12</p> <p><i>Actual sample size:</i> 1152</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>540</td> </tr> <tr> <td># ratios above mean:</td> <td>612</td> </tr> <tr> <td>Z:</td> <td>2.121</td> </tr> </table> <p>Conclusion: Non-normal</p>				# ratios below mean:	540	# ratios above mean:	612	Z:	2.121		
# ratios below mean:	540										
# ratios above mean:	612										
Z:	2.121										

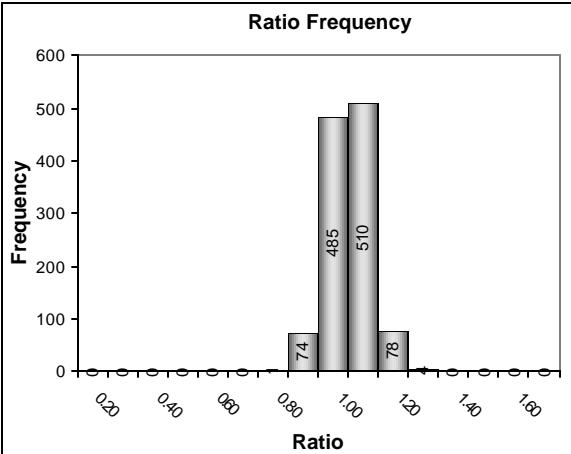


COMMENTS:

1 to 3 Unit Residences throughout area 56

2005 Improved Parcel Ratio Analysis

District/Team: SE / Team - 3	Lien Date: 01/01/2005	Date of Report: 6/7/2005	Sales Dates: 1/2003 - 12/2004		
Area Area 56	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No		
SAMPLE STATISTICS					
<i>Sample size (n)</i> 1152					
<i>Mean Assessed Value</i>	242,600				
<i>Mean Sales Price</i>	243,100				
<i>Standard Deviation AV</i>	62,697				
<i>Standard Deviation SP</i>	66,474				
ASSESSMENT LEVEL					
<i>Arithmetic Mean Ratio</i>	1.003				
<i>Median Ratio</i>	1.004				
<i>Weighted Mean Ratio</i>	0.998				
UNIFORMITY					
<i>Lowest ratio</i>	0.762				
<i>Highest ratio:</i>	1.288				
<i>Coefficient of Dispersion</i>	5.32%				
<i>Standard Deviation</i>	0.067				
<i>Coefficient of Variation</i>	6.72%				
<i>Price Related Differential (PRD)</i>	1.005				
RELIABILITY					
95% Confidence: Median					
<i>Lower limit</i>	0.998				
<i>Upper limit</i>	1.008				
95% Confidence: Mean					
<i>Lower limit</i>	0.999				
<i>Upper limit</i>	1.007				
SAMPLE SIZE EVALUATION					
<i>N (population size)</i>	6006				
<i>B (acceptable error - in decimal)</i>	0.05				
<i>S (estimated from this sample)</i>	0.067				
Recommended minimum:	7				
<i>Actual sample size:</i>	1152				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	575				
# ratios above mean:	577				
<i>Z:</i>	0.059				
Conclusion:	Normal*				
*i.e. no evidence of non-normality					



COMMENTS:

1 to 3 Unit Residences throughout area 56

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are approximately 125 mobile homes in Area 56. Sales used were from 1/1/2003 to 12/31/2004. A list of sales used and summary assessed value to sales ratio data is included in this report. The mobile homes are situated on various sized parcels and vary widely from those built in the late 1950's to the current year. At a minimum, all properties were inspected from the exterior to verify characteristics. Age, class, size and quality vary. Only sales with a mobile home as the primary residence were considered in the analysis. There were a total of 13 sales that were verified with 9 sales considered good reliable indicators of market value. A list of sales used, sales not used and a summary of assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 77.7% to 97.1% and improvement in the coefficient of variation of 31.30% to 12.22%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

Manufactured homes were also considered as exception parcels and were valued utilizing the "Boecke" 2005 Mobile-Manufactured Housing Cost Guide. Further analysis of market sales indicates an upward adjustment of 40% over Boeckh's 2005 cost with an additional \$20,000 added to reflect market value for mobile homes in the area.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of roughly 15%. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 56

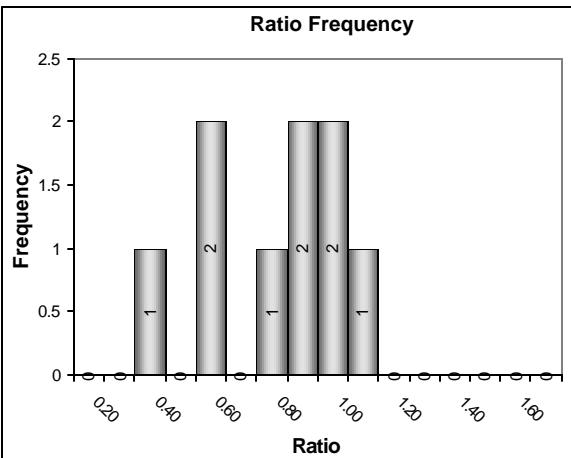
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	152670	0170	9/18/03	\$179,000	15004	N	N
003	152670	0190	11/24/04	\$173,300	15079	N	N
003	202206	9009	3/31/04	\$140,000	42012	N	N
003	282206	9103	12/10/04	\$162,500	10680	N	N
003	292206	9086	10/27/04	\$165,000	20037	N	N
003	322206	9030	5/11/04	\$235,000	212137	N	N
003	322206	9176	2/6/04	\$254,000	62572	N	N
003	369150	0080	9/17/03	\$159,000	6563	N	N
003	369150	0200	3/3/04	\$153,000	7483	N	N

**Mobile Home Sales Removed From This Physical Inspection Analysis
Area 56**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	202206	9014	12/19/03	\$632,254	GOVERNMENT AGENCY
003	412460	0065	8/5/03	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	680700	0330	5/18/04	\$276,376	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
003	202206	9167	5/7/03	\$249,900	MULTI-PARCEL SALE

2004 Mobile Home Parcel Ratio Analysis

District/Team: SE / Team - 3	Lien Date: 01/01/2004	Date of Report: 6/14/2005	Sales Dates: 1/2003 - 12/2004
Area Area 56	Appr ID: CLIE	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 9 Mean Assessed Value 139,900 Mean Sales Price 180,100 Standard Deviation AV 64,128 Standard Deviation SP 38,484			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.760 Median Ratio 0.814 Weighted Mean Ratio 0.777			
UNIFORMITY			
Lowest ratio 0.345 Highest ratio: 1.025 Coefficient of Dispersion 23.03% Standard Deviation 0.238 Coefficient of Variation 31.30% Price Related Differential (PRD) 0.978			
RELIABILITY			
95% Confidence: Median Lower limit 0.542 Upper limit 0.996 95% Confidence: Mean Lower limit 0.604 Upper limit 0.915			
SAMPLE SIZE EVALUATION			
N (population size) 125 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.238 Recommended minimum: 88 Actual sample size: 9 Conclusion: Uh-oh			
NORMALITY			
Binomial Test # ratios below mean: 4 # ratios above mean: 5 Z: 0.333 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			

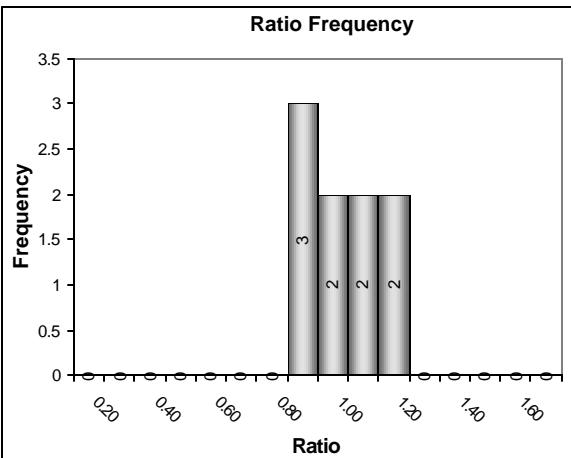


COMMENTS:

Mobile Homes throughout area 56

2005 Mobile Home Parcel Ratio Analysis

District/Team: SE / Team - 3	Lien Date: 01/01/2005	Date of Report: 6/14/2005	Sales Dates: 1/2003 - 12/2004
Area Area 56	Appr ID: CLIE	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 9 Mean Assessed Value 174,800 Mean Sales Price 180,100 Standard Deviation AV 42,731 Standard Deviation SP 38,484			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.971 Median Ratio 0.988 Weighted Mean Ratio 0.971			
UNIFORMITY			
Lowest ratio 0.808 Highest ratio: 1.151 Coefficient of Dispersion 9.66% Standard Deviation 0.119 Coefficient of Variation 12.22% Price Related Differential (PRD) 1.001			
RELIABILITY			
95% Confidence: Median Lower limit 0.867 Upper limit 1.124 95% Confidence: Mean Lower limit 0.894 Upper limit 1.049			
SAMPLE SIZE EVALUATION			
N (population size) 125 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.119 Recommended minimum: 22 Actual sample size: 9 Conclusion: Uh-oh			
NORMALITY			
Binomial Test # ratios below mean: 4 # ratios above mean: 5 Z: 0.333 Conclusion: Normal* <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Mobile Homes throughout area 56

Both assessment level and uniformity have been improved by application of the recommended values.

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is

being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.
[1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County
Department of Assessments**

King County Administration Bldg.
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www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr